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**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT  
Planning Commission**

<b>MEETING DATE</b> July 28, 2005 <b>LOCAL EFFECTIVE DATE</b> August 11, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> September 1, 2005	<b>CONTACT/PHONE</b> Marsha Lee 788-2008	<b>APPLICANT</b> Cambria Community Services District (CCSD) /East-West Ranch Bluff Trail	<b>FILE NO.</b> DRC 2004-00216; DRC 2004-00217
<b>SUBJECT</b> Request by the Cambria Community Services District (CCSD) for a Minor Use Permit/Variance/Coastal Development Permit and grading to improve an existing bluff trail on the East West Ranch to improve safety for all users including the disabled. The project consists of widening an existing trail, approximately 4,675 feet in length, from approximately two (2) to four (4) feet wide, to six (6) feet wide; compacting 2,795 feet of soil; removing the existing boardwalks (totaling 230 feet) and reconstructing seven sections of boardwalk (totaling approximately 1,830 feet); and replacing the two existing bridges (one is 15 feet long, and one is 20 feet long and approximately 3 feet wide), with two (2) new bridges (one spanning 25 feet and one 30 feet long, both six (6) feet wide). The total area of disturbance is 28, 050 square feet. The project is located on the west side (bluff) of the East-West Ranch and extends from the terminus of the Windsor Boulevard, in the community of Cambria in the North Coast planning area.			
<b>RECOMMENDED ACTION</b> 1. Consider and rely on the Mitigated Negative Declaration that was previously adopted on May 26, 2005. 2. Approve Minor Use Permit/Variance/Coastal Development Permit and grading DRC 2004-00216 / DRC 2004-00217 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A previously completed Mitigated Negative Declaration, adopted May 26, 2005, was completed by Cambria Community Services District acting as the lead agency, found that there was no substantial evidence that the project may have a significant effect on the environment. Mitigation measures are proposed to address geology/soils, biological resources, hydrology/water quality, and cultural resources and are included as conditions of approval. The County, acting as a responsible agency, is using the Mitigated Negative Declaration and making findings pursuant to CEQA Guidelines Section 15096.			
<b>LAND USE CATEGORY</b> Recreation/Open Space/ Residential Single Family	<b>COMBINING DESIGNATION</b> LCP/CAZ/AS/FH/CA/SRA/S RV/TH/GS	<b>ASSESSOR PARCEL NUMBER</b> 013-121-025 and 026	<b>SUPERVISORIAL DISTRICT</b> 2
<b>PLANNING AREA STANDARDS:</b> Ranch Standards - Development Plan required <i>Does the project meet applicable Planning Area Standards:</i> Yes - see discussion			
<b>LAND USE ORDINANCE STANDARDS:</b> LCP/CAZ/AS/FH/CA/SRA/SRV/TH/GS <i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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<b>EXISTING USES:</b> trails, existing boardwalks (totaling 230 feet) two existing bridges (approximately 20 feet long), bluff top benches at overlook points, water pipeline, emergency access road	
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Recreation - single family residences <i>East:</i> Recreation - Existing trails, water pipeline, undeveloped <i>South:</i> Recreation - single family residences <i>West:</i> Pacific Ocean	
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, California Coastal Commission, US Department of Fish and Game, and the Regional Water Quality Control Board	
<b>TOPOGRAPHY:</b> Marine coastal terrace; Relatively level / Moderately sloping	<b>VEGETATION:</b> Coastal scrub; thick grasses
<b>PROPOSED SERVICES:</b> Water supply: N/a Sewage Disposal: N/a Fire Protection: Cambria Fire Department	<b>ACCEPTANCE DATE:</b> May 26, 2005

## DISCUSSION

### Project Description

The CCSD proposes to improve an existing trail to minimize erosion, improve safety, and provide greater coastal access for the disabled. The trail is designed in accordance with California State Park guidelines. The bluff trail would continue to be limited to passive recreation (e.g., hiking). The existing trail is approximately 4,675 feet long, two to four feet wide, and varies from separate sections of natural cleared ground (approximately 4,390 linear feet) with short sections of boardwalks (approximately 230 linear feet). There are two existing bridges, 15 feet and 20 feet in length that cross-eroded gullies along the trail alignment. An unpaved parking area, including one paved handicapped parking space, is located at the southern trailhead.

Proposed improvements include widening the trail (including cleared ground, bridges and boardwalks) to six feet in width, compacting 2,795 feet of soil, removing the existing boardwalks, reconstructing seven sections of boardwalk (totaling 1,830 feet), and replacing the two existing bridges with two new bridges (one spanning approximately 25 feet in length and one approximately 30 feet in length). Implementation of the proposed project would require the disturbance of up to 45 cubic yards of soil along the alignment. The total area of disturbance, including areas within the existing trail alignment, would be approximately 28,050 square feet.

The project is consistent with the *East-West Ranch Public Access and Resource Management Plan*, adopted by CCSD April 24, 2003. This Minor Use Permit/Variance/Coastal Development Permit application are required to waive the planning area standard. Staff supports waiving the Master Development Plan requirement because the standard was written to address residential, commercial, and public facility use of the ranch. Since the project is restoration of an existing trail, the standard is no longer applicable.

### PLANNING AREA STANDARDS:

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*Master Development Plan required:* The North Coast Area Plan requires a Master Development Plan for areas defined as "The Ranch". The intent of the standards were developed for the Residential Single Family designation and multiple urban uses, which no longer pertain to the property. The East/West Ranch was purchased for public access, conservation resource management in perpetuity. The project is consistent with the *East-West Ranch Public Access and Resource Management Plan*, adopted by CCSD April 24, 2003. This Minor Use Permit/Variance/Coastal Development Permit application is required to waive the planning area standard. Staff supports waiving the Master Development Plan requirement because the standard was written to address residential, commercial, and public facility use of the ranch. Since the project is restoration of an existing trail, the standard is no longer applicable. The North Coast Area Plan Update is currently in process, and the master plan requirement is proposed to be eliminated.

#### LAND USE ORDINANCE STANDARDS:

*Local Coastal Plan/Coastal Appealable Zone:* The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan. Because this project is located between the ocean and the first public road and within 300 feet of the bluff, and therefore it falls within the appealable development combining designation land use category. Therefore, any decision made by the county regarding this project's land use application may be appealed by the California Coastal Commission pursuant to Public Resources Codes Section 30603(a). The area of the bluff trail is above the mean high tide line, so the bluff trail is not within the Coastal Original Jurisdiction boundary.

*Archaeology:* A Cultural Resources Survey (C.A. Singer and Associates, Inc., February 8, 1995) was prepared for the East-West Ranch. Three historic sites are present on the West Ranch. The existing trail traverses one historical site, the historic seaweed and abalone farm, which has degraded over time. The existing trail traverses two archaeological sites that will not be removed, altered, or degraded by proposed trail improvements and trail widening would occur within previously disturbed areas. The project has been conditioned for archaeological and historical monitoring during construction, and cessation of activity in the event cultural resources are discovered.

*Flood Hazard:* The area proposed for trail improvements is located on the coastal bluff and is not located in a flood hazard area. County Public Works has reviewed the project and did not note any drainage concerns. The proposed boardwalk is made of pervious material and will not affect drainage patterns in the area.

*Geologic Hazards:* For the life of the project, CCSD and/or the conservation easement holder for the Ranch shall monitor bluff erosion along the trail to ensure safety of trail users. If necessary, portions of the trail will be relocated to maximize public safety.

According to the *San Luis Obispo County Safety Element* (December 1999), *East-West Ranch Resource Inventory and Constraints Report* (Rincon Consultants; January 2002), and *Geologic Hazards Report East-West Water Line* (Earth Systems Pacific; January 30, 2004), the nearest active fault, the Hosgri-San Simeon fault line, is located approximately two miles west of the ranch. The proposed project is not located in the Alquist-Priolo Earthquake Fault Zone, and there are no faults underlying the project area. The proposed project consists of improvements to an existing trail, including widening, the construction of additional boardwalks, and the replacement of two pedestrian bridges. Based on the nature of the proposed project, significant impacts related to seismic activity would not result.

The proposed project is located within a low to moderate liquefaction potential area, as mapped by *Map 3 Liquefaction Hazards* in the *County of San Luis Obispo Safety Element*. The geologic hazards report states

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that the liquefaction potential within the area studied for the water line is low due to shallow sandstone bedrock underlying the site (Earth Systems Pacific; January 30, 2004).

The proposed project is located in areas with low potential for landslide hazards, as mapped by *Map 4 Landslide Hazards* in the *County of San Luis Obispo Safety Element*. The existing trail and future trail improvements are located on a gently sloping bluff terrace. The Mitigated Negative Declaration describes the conditions:

- a) The underlying soils in the project area are mapped by the Natural Resources Conservation Service (September 1984) as Briones-Pismo loamy sands and Concepcion loam. These soil types are moderately to excessively drained, and slightly to highly erodible. Several gullies of varying width and depth traverse, or are located in close proximity to the trail alignment. These gullies formed by stormwater traveling down the terrace, and eroding the soil where water flows down-gradient into the ocean. Proposed trail improvement activities are not likely to cause a significant amount of erosion, however, the concentration and flow of stormwater along the trail route would likely cause erosion. In addition, the bluff edge is eroding due to storm water runoff and wave activity. An erosion and sedimentation control plan and habitat restoration plan would be implemented, as discussed in Section 4 of this document (mitigation measures BR-4 and BR-11). Proposed drainage improvements would include drain dips, and energy dissipaters, and would be monitored by the CCSD and/or conservation easement holder to ensure effectiveness. The continued use and improvement of the existing trail would not significantly exacerbate the natural erosion of the bluffs.
- b) The proposed project is limited to improvements to an existing trail, which meanders along the bluff. The distance from the bluff edge varies from approximately 20 to 120 feet from the bluff edge. Proposed bridge abutments would be placed approximately five feet outside of the top of bank of identified drainages/gullies. Based on a supplemental bluff retreat report (Don Asquith; February 23, 2005), the bluff front generally consists of a section of bedrock composed of sandstone overlain by terrace deposits, including colluvium and sand. Based on the report, the rates of bluff retreat in the cove at the southerly end of the project, and south of the northerly of the two seasonal wetlands in this area, average approximately 20 feet per 100 years (0.2 ft/yr). The rates of retreat in the remainder of the project area are estimated to average approximately 10 feet per 100 years (0.1 ft/yr).

Based on these average rates, portions of the trail located within 20 feet of the bluff edge would erode into the ocean in approximately 100 years. The rate of erosion may increase based on abnormal, or increased storm activity, and the stability of the trail should be monitored. The existing trail (and proposed improvements) would not be permanent, and could be shifted east when the bluff erodes within 10 feet from the trail edge.

*Coastal Access:* The Coastal Zone Land Use Ordinance details requirements for the type and extent of improvements to be included in the construction of a coastal accessway. The proposed boardwalk is intended to accommodate a variety of users safely. Accessway locations and routes avoid agricultural areas, sensitive habitats, and existing residential areas.

*Sensitive Resource Area - Wetlands:*

Vegetative communities along the trail corridor include seabluft scrub, coastal scrub, grassland, seasonal wetland, and riverine. The existing trail crosses five drainages that flow westward off the bluff and into the ocean. A *Wetland Assessment* (Morro Group, Inc.; February 2005) was prepared to delineate the seasonal wetland areas along the trail alignment. Based on the *Wetland Assessment*, the fields throughout the project site support low species diversity vegetated by a mosaic of non-native annual grasses, native and non-native forbs (herbaceous plants), and hydrophytes. Dominant annual grasses include Italian rye-grass (*Lolium*

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*multiflorum*) with occasional ripgut brome (*Bromus diandrus*) and rattlesnake grass (*Briza maxima*). Forbs observed include bur-clover (*Medicago polymorpha*), Carolina geranium (*Geranium carolinianum*), English plantain (*Plantago lanceolata*), common sow-thistle (*Sonchus oleraceus*), and milk thistle (*Silybum marianum*). Two hydrophytic species were observed in the fields along the project site. Brown-headed rush (*Juncus phaeocephalus*) and salt-grass (*Distichlis spicata*).

Based on the *Wetland Assessment*, a total of 128,903 ft<sup>2</sup> (2.96 ac) of jurisdictional California Coastal Commission (CCC) wetlands were identified within and adjacent to the five drainages. Within the 2.96 acres of CCC wetlands, 21,341 ft<sup>2</sup> (0.49 acre) of jurisdictional Army Corps of Engineers (ACOE) wetlands are present within the five drainages, including adjacent ACOE wetlands near the two southernmost drainages. A total of 611 ft<sup>2</sup> (0.01 acre) of jurisdictional ACOE other waters were identified within sections of the two northernmost drainages. No isolated ACOE wetlands were identified in the vicinity of the project site. The drainages each have a bed and bank, and are within California Department of Fish and Game (CDFG) jurisdiction.

Site disturbance related to trail widening, installation of additional boardwalks, and the removal of two pedestrian bridges, and reconstruction of two new span bridge structures with approximately one 12-square foot abutment on each end would result in approximately 68 square feet of permanent and 5,268 square feet of temporary impacts to CCC wetlands, as shown in the table below. The proposed project includes the replacement of two existing pedestrian bridges designed to avoid surface impacts to ACOE wetlands. The existing bridge footings would either be sawed off and/or lifted out of the ground. Permanent impacts include placement of boardwalk and bridge footings. Temporary impacts include site disturbance necessary to construct requested improvements, increased foot and equipment, and vegetation disturbance. The work area is anticipated to be within two feet on both sides of the proposed 6-foot trail width. In addition, ground disturbing activities in the vicinity of ocean bluffs and drainage gullies may result in the discharge of sediment into wetland areas, gullies, and the high tide line of the Pacific Ocean. Mitigation measures are in place to minimize or eliminate the likelihood of any discharge of sediment into the above mentioned areas.

**Temporary and Permanent Disturbance Areas  
Within Coastal Commission Wetlands**

Component	Length (feet)	Temporary Disturbance (square feet)	Permanent Disturbance (square feet)
Raised Boardwalks	510	3,060	20
Bridge Abutments (Drainage 2)	25	64	24
Bridge Abutments (Drainage 5)	30	64	24
Work Area/Foot Traffic (Outside Trail)	520	2,080	0
<b>TOTAL</b>		<b>5,268</b>	<b>68</b>

The project has been designed to avoid the wetland resources and is required to provide all necessary federal/state permits. Since the bridge footings are within wetlands, as designated by the CCC, the following conditions of approval are included:

- a) During removal of existing bridge supports, the supports shall be severed and/or lifted to avoid disturbance to the drainages. No soil, vegetation, or materials shall be permitted within the drainages or on the top of banks. Removal and replacement of existing bridges shall not include any damming, dewatering of the drainage, or placement of any soil or materials (including both temporary and permanent disturbance) within the drainages and top of bank. All new bridges shall span the drainages, and all support structures shall be located outside of the drainages and top of bank.
- b) Prior to issuance of construction permits from the County of San Luis Obispo for the bridge crossing improvements and boardwalks within wetland areas (designated by the CCC), the CCSD shall submit a Habitat Mitigation and Monitoring Plan to the County of San Luis Obispo. The plan shall include measures for the restoration of wetland areas disturbed by construction, which shall be restored as required by the County of San Luis Obispo and the California Coastal Commission. A compatible native seed mix and cuttings of "in-kind" species shall be used for revegetation, unless otherwise determined by the resource agencies.

*Sensitive Resource Area - Scenic Resources:* The site is adjacent to the coastal bluff/ marine terrace scenic area. The Pacific Ocean and the ranch provide highly scenic views of generally undisturbed natural resources. The proposed improvements to the East-West Ranch Bluff Trail would be located within the existing trail alignment, and would not significantly alter the existing views along the trail or impair existing views from other locations within the ranch. The proposed trail improvements would be located along the bluff, adjacent to and within the existing trail alignment, and would be constructed to improve safety and provide greater access for all users including the disabled. Improvements would not be visible from Highway 1. The existing trail and proposed improvements do not include the use of lighting.

*Sensitive Resource Area/Streams and Riparian Vegetation:* The proposed boardwalk is to be located where access trails already exist. The project is designed to minimize site disturbance by directly laying the boardwalk on the ground and minimal excavations will be necessary to replace the existing two bridges.

*A Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002) was prepared to provide general technical information regarding resources and constraints on the project site. The report documents that fourteen special-status plant species and twenty-six special-status wildlife species may be present within the boundaries of the East-West Ranch. Based on the habitat characteristics along the trail alignment, seven special status plant species and nine special status wildlife species may be present along the bluff.

*Special Status Plant Species.* Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics along the proposed trail alignment, the following special status plant species may be present: Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*), compact cobwebby thistle (*Cirsium occidentale* var. *compactum*), hickman's onion (*Allium hickmanii*), San Luis Obispo sedge (*Carex obispoensis*), San Simeon baccharis (*Baccharis plummerae* ssp. *glabrata*), adobe sanicle (*Sanicula maritima*), and Obispo Indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*).

Cambria Morning Glory

Cambria morning glory is a California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) species. This species blooms from April to May. Preferable habitat for this species includes grassland, chaparral, scrub, and cismontane woodlands in open areas. Two occurrences of this species are documented within the grassland area on the West Ranch.

Compact Cobwebby Thistle

Compact cobwebby thistle is a Federal Species of Concern and CNPS List 1B species. This species blooms May through July. Preferable habitat for this species includes cismontane woodland, chaparral, and coastal scrub. This species was observed on the West Ranch within the seabluff scrub in the vicinity of the existing trail. Based on floristic reviews conducted in May 2005, this species was not found within the trail widening corridor and no other listed or special status plant species were observed in the immediate proximity. This information was reported to the Department of Fish and Game and this agency agreed to the mitigation measures noted in this document.

Hickman's Onion

Hickman's onion is a CNPS List 1B species. This species blooms April through May. Preferable habitat for this species includes closed-cone coniferous forest, maritime chaparral, coastal prairie, coastal scrub, and grassland. This species is observed within moist areas including swales within grassland.

San Luis Obispo Sedge

San Luis Obispo sedge is a CNPS List 1B species. This species blooms April through June. Preferable habitat for this species includes closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland (serpentine soils). Marginal habitat is present throughout the West Ranch, in the scrub and grassland areas.

San Simeon Baccharis

San Simeon baccharis is a CNPS List 1B species. This shrub species blooms in June. Preferable habitat is limited to coastal scrub. Previous botanical surveys did not identify this species onsite; however, habitat is present and this species may be present.

Adobe Sanicle

Adobe sanicle is a State Rare and CNPS List 1B species. This species blooms February through May. Preferable habitat includes chaparral, coastal prairie, meadows, and seeps, valley and foothill grassland (clay and serpentine soils). Potential habitat within the trail alignment includes coastal wetland, scrub, and seasonal wetland areas.

Obispo Indian Paintbrush

Obispo Indian paintbrush is a CNPS List 1B species. This species blooms in April, and prefers valley and foothill grassland. This species was observed on the ranch.

Proposed trail improvements would be constructed within the existing trail alignment. Portions of the trail would be widened, and additional raised boardwalks would be constructed over areas subject to wetness.

Special Status Wildlife Species. Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics along the proposed trail alignment, the following special status wildlife species may be present: silvery legless lizard (*Anniella pulchra pulchra*), California brown pelican (*Pelecanus occidentalis californicus*), prairie falcon (*Falco mexicanus*), Northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Ahtene*

*cunicularia*), loggerhead shrike (*Lanius ludovicianus*), California horned lark (*Eremophila alpestris actia*), and Southern sea otter (*Enhydra lutris nereis*). Proposed improvements would be located within the alignment of an existing, currently operating trail along the west bluff of the West Ranch. Potential impacts to the above listed species may occur during the construction of proposed improvements, as described below. No new impacts would occur as a result of the continued use of the existing trail.

#### Silvery Legless Lizard

Silvery legless lizard is a Federal Species of Concern and California Species of Concern. Preferred habitats include coastal dune and coastal scrub with loose friable soils covered by leaf litter.

#### California Brown Pelican

Nesting colonies of the California brown pelican are Federally Endangered, State Endangered, and California Department of Fish and Game Fully Protected. This species is a resident of California, and nests within estuarine, marine subtidal, and marine pelagic waters along the coast. Suitable habitat is not present in the immediate vicinity, and this species is not likely to be affected by the trail reconstruction.

#### Prairie Falcon

Nesting prairie falcons are a California Species of Concern. This bird species forages in grasslands, and nests in cliffs overlooking large areas. Potential foraging habitat is located upslope and adjacent to the trail alignment; however, suitable nesting habitat is not present. It is unlikely that impacts to nesting prairie falcons would occur as a result of the proposed project.

#### Northern Harrier

Northern harrier is a California Species of Concern. This bird species forages and nests in grasslands and marshes. Two individuals of this species were observed foraging over grassland habitat on the West Ranch during surveys conducted by Rincon Consultant biologists (January 2002). Potential nesting habitat is located within the grassland habitat adjacent to the trail alignment.

#### White-Tailed Kite

Nesting white-tailed kite is considered a California Department of Fish and Game Fully Protected species. This bird species forages in open spaces, grasslands, and marshes, and nests in trees. The grassland and scrub habitats adjacent to the trail alignment provide foraging habitat, however nesting habitat is not present in close proximity to the trail alignment. It is unlikely that nesting white-tailed kite would be disrupted during construction activities.

#### Burrowing Owl

Burrowing owl is a Federal Species of Concern and California Species of Concern. This species burrows and forages in grasslands. Suitable burrowing habitat is present within grasslands near squirrel burrows in the immediate vicinity of the proposed trail alignment.

#### Loggerhead Shrike

Loggerhead shrike is a Federal Species of Concern and California Species of Concern. This bird species prefers coastal sage scrub and grasslands. Habitat for this species is present along the trail alignment.

#### California Horned Lark

California horned lark is a California Species of Concern. This bird species prefers sparse coastal sage scrub and grasslands. Habitat for this species is present along the trail alignment.



Southern Sea Otter

Southern sea otter is a Federal Threatened and Fully Protected species. This species may forage along the rocky coast located below the bluff trail. Based on the location of the trail along the bluff it is unlikely that this species would be significantly impacted by proposed improvements to the existing trail.

Proposed trail improvements would be constructed within the existing trail alignment. Portions of the trail would be widened, and additional boardwalks would be constructed over areas subject to wetness. Construction of proposed improvements may result in harm to silvery legless lizard, and disrupt the nesting activity of California brown pelican, Northern harrier, burrowing owl, loggerhead shrike, and California horned lark.

The project has been conditioned to obtain all required permits from jurisdictional agencies, including the U.S. Army Corps of Engineers, California Department of Fish and Game and the Regional Water Quality Control Board, if required. In addition, plant and wildlife surveys shall be conducted prior to issuance of construction permits and during the plant blooming season. A mitigation monitoring plan shall be prepared, flagging or fencing of the project site shall occur prior to site disturbance, and an erosion and sedimentation plan shall be prepared and will include both temporary and permanent measures to stabilize disturbed soils during and following improvement activities.

Biology Conclusion

The project is proposed near the bluff of the West Ranch, and the existing trail traverses five drainages and wetland areas. Several sensitive plant and wildlife species may exist within the project boundaries including: Cambria morning glory, compact cobwebby thistle, hickman's onion, San Luis Obispo sedge, San Simeon baccharis, adobe sanicle, Obispo Indian paintbrush, silvery legless lizard, California brown pelican, Northern harrier, burrowing owl, loggerhead shrike, and California horned lark. Impacts to sensitive wetland areas and identified sensitive species would be mitigated to a level of insignificance by the mitigation measures presented in the above Evaluation section. These measures include the presence of a biological monitor, pre-construction species surveys, delineation of the area of disturbance, and restoration activities. Based on the discussion above and implementation of all recommended mitigation measures, all on-site, off-site, direct, indirect, and cumulative biological resources impacts associated with the proposed project are less than significant.

**COASTAL PLAN POLICIES:** This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

***Shoreline access:***

**Policy 9: Restoration and Enhancement of Shoreline Areas:** *The proposed project is consistent with this policy because it will restore degraded areas through trail improvements, improve safety, and provide greater access for the disabled.* The proposed project does not conflict with the regulations stated in the CZLUO because improvements are limited to trail widening, installation of additional boardwalks to minimize direct disturbance to wetland areas and sensitive vegetation, and the replacement of bridge structures over stormwater gullies. The trail is located at the maximum extent feasible from the bluff edge and ACOE wetland areas, while maintaining the purpose of the trail as a "bluff trail". In addition, implementation of the mitigation measures recommended in this document, including the presence of a monitor, pre-construction training sessions, installation of protection fencing, acquisition of required permits from affected resource agencies, and implementation of a Habitat Mitigation and Monitoring Plan would reduce the effects of the proposed trail on identified sensitive resource areas.

**Recreation and Visitor-Serving Facilities:**

*Policy 1: The project is consistent with this policy as it is improving a coastal access area.*

**Environmentally Sensitive Habitats:**

*Policy 1,2,5,14,15,18: Land Uses Within or Adjacent to Environmentally Sensitive Habitats*

*Policy 2: Permit Requirement*

*Policy 5: Protection of Environmentally Sensitive Habitats*

*Policy 14: Adjacent Development*

*Policy 15: Wetland Buffer*

*Policy 18: Coastal Streams and Riparian Vegetation*

Wetlands, coastal streams, and adjacent riparian areas are considered environmentally sensitive habitat areas (ESHAs) by the California Coastal Commission, and are granted special protection under the Streams and Riparian Vegetation (SRV) and Wetland (W) designation by the County's Local Coastal Plan. The coastal bluff and marine area below are within a Sensitive Resource Area (SRA) designation, but not within an ESHA, W, or SRV designation. The existing trail traverses wetlands.

Project components proposed within the wetland area would be limited to the widening of an existing compacted dirt trail, the replacement and placement of raised boardwalks, and the replacement of two pedestrian bridges. To restrict the use of equipment and unnecessary disturbance within wetland areas, the CCSD has agreed to implementation of the mitigation measures recommended in this document, including the presence of a monitor, pre-construction training sessions, and implementation of a Habitat Mitigation and Monitoring Plan would reduce the effects of the proposed trail on identified sensitive resource areas.

**Hazards:**

*Policy 1: New Development:* The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

*Policy 2: Erosion and Geologic Stability:* The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability. The distance from the bluff edge varies from approximately 20 to 120 feet. Proposed bridge abutments would be placed approximately 5 feet outside of the top of bank of identified drainages/gullies. Based on a supplemental bluff retreat report (Don Asquith: February 23, 2005), the bluff front generally consists of a section of bedrock composed of sandstone overlain by terrace deposits, including colluvium and sand. Based on the report, the rates of bluff retreat in the cove at the southerly end of the project, and south of the northerly end of the two seasonal wetland in this area, average approximately 20 feet per 100 years (.2 ft/yr). The rates of retreat in the remainder of the project area are estimated to average approximately 10 feet per 100 years (.1 ft/yr.) The boardwalk will minimize erosion from foot traffic and will be moved away from the bluff edge, if necessary, based on results of ongoing monitoring by the CCSD if significant wave action creates additional erosion.

**Archeology:**

*Policy 4:* A Cultural Resources Survey (C.A. Singer and Associates, Inc., February 8, 1995) was prepared for the East-West Ranch. Three historic sites are present on the West Ranch. The existing trail traverses one historical site, the historic seaweed and abalone farm, which has degraded over time. The existing trail traverses two archaeological sites that would not be removed, altered, or degraded by proposed trail improvements and trail widening would occur within previously disturbed areas. The project has been conditioned for archaeological and historical monitoring during construction, and cessation of activity in the event cultural resources are discovered.

***Does the project meet applicable Coastal Plan Policies:*** Yes, as conditioned

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Planning Commission

Cambria Community Services District (CCSD) /East West Ranch Bluff Trail Minor Use Permit/Variance/Coastal Development Permit DRC 2004-00216; DRC 2004-00217

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COMMUNITY ADVISORY GROUP COMMENTS: The project was approved at the May 18, 2005 meeting of the North Coast Community Advisory Committee.

AGENCY REVIEW:

Public Works – Approve, no concerns

Cambria Fire - 'No comment'

Cambria Community Services District - 'No comment'

US Department of Fish and Game – plants avoided, wetland impact is limited due to replacement of existing trail and elevation of the boardwalk; recommend construction monitor and construction fencing.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen

**EXHIBIT A – FINDINGS*****ENVIRONMENTAL DETERMINATION***

- A. A previously completed Mitigated Negative Declaration, adopted May 26, 2005, was completed by Cambria Community Services District acting as the lead agency, found that there was no substantial evidence that the project may have a significant effect on the environment. Mitigation measures are proposed to address geology/soils, biological resources, hydrology/water quality, and cultural resources and are included as conditions of approval. The County, acting as a responsible agency, is using the Mitigated Negative Declaration and making findings pursuant to CEQA Guidelines Section 15096.

***Minor Use Permit Findings***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is adjacent to the coast and allows for access to coastal waters and recreation areas.

***Archeological Sensitive Area***

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected the project has been conditioned for archaeological and historical monitoring during construction, and cessation of activity in the event cultural resources are discovered.

***Sensitive Resource Area***

- I. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.
- J. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize ground disturbance.

- K. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because vegetation removal and site disturbance have been minimized.
- L. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department and has been conditioned for ongoing monitoring of bluff erosion.
- M. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat.
- N. The proposed use will not significantly disrupt the existing natural habitat at the site.

#### *Variance Findings*

- O. The variance authorized does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and land use category in which it is located because the North Coast Area Plan requires a Master Development Plan for areas defined as "The Ranch", and the intent of this requirement was for the Residential Single Family designation and multiple urban uses, which no longer pertain to the property, since the property was purchased for open space and recreation uses.
- P. There are special circumstances applicable to the property, related to size, and location of the existing facility, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other properties in the vicinity and in the same land use category because the project is enhancement of an existing public coastal access trail.
- Q. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
- R. The variance does not authorize a use that is not otherwise authorized in the land use category because the proposed project is the enhancement of an existing coastal trail that will provide greater access for the disabled.
- S. The variance is consistent with the provisions of the San Luis Obispo County General Plan because it is an improvement to an existing use within the Recreation Land Use Category.
- T. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is accessed by roads constructed to a level to be able to handle any additional traffic associated with the project.

#### *Local Coastal Program*

- Q. The variance is consistent with the provisions of the Local Coastal Program because the project, as designed, is an enhancement of an existing coastal access trail and incorporates adequate measures to control erosion and protect and enhance resources, and no alternative locations for the trail exist that would result in less disturbance than the current proposed location.

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## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes widening an existing trail, approximately 4,675 feet in length, from two (2) to four (4) feet in width to six (6) feet wide; compacting 2,795 feet of soil; removing the existing boardwalks (totaling approximately 230 lineal feet) and reconstructing seven sections of boardwalk (totaling approximately 1,830 lineal feet); and replacing the two existing bridges (approximately 20 feet long each) with two (2) new bridges spanning approximately 30 feet each.
2. Site development shall be consistent with the approved site plan, sections and elevations.

### **THE FOLLOWING CONDITIONS ARE REQUIRED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT**

#### **Archaeological Resources**

3. The CCSD shall retain an archaeological and historical monitor. The monitor shall be present during all initial ground disturbing activities within 150 feet of identified archaeological and historical resources. The monitor shall prepare daily monitoring reports for submittal to the CCSD on a weekly basis. The monitor shall prepare a final monitoring report immediately following the completion of the project and monitoring activities for submittal to both the CCSD and County of San Luis Obispo.

#### **Grading Permit Required**

4. The applicant shall obtain a grading permit from the county, if required.

#### **Biological Resources**

5. The applicant shall retain a qualified botanist to conduct floristic surveys for Cambria morning glory, compact cobwebby thistle, hickman's onion, San Luis Obispo sedge, San Simeon baccharis, adobe sanicle, and Obispo Indian paintbrush. The survey shall be conducted during the blooming season for these species (February through April and April through June). If no special-status plant species are observed, the biologist or botanist shall submit a brief report of "No Finding" to the CCSD and County of San Luis Obispo.
6. If special-status plant species are observed during the survey, the approved biologist or botanist shall submit a survey report to the CCSD, California Department of Fish and Game, and County of San Luis Obispo identifying the location and number of observed species on a site plan. The applicant shall realign the trail where feasible to avoid all identified special-status plant species. The applicant shall also submit a mitigation monitoring plan prepared by a County qualified biologist or botanist for the review and approval of the CCSD, California Department of Fish and Game, and County of San Luis Obispo. The mitigation monitoring plan shall focus on the species identified in the surveys, and shall include, but not be limited to, the following elements:
  - a) Protection and avoidance of identified special-status plant species.
  - b) If take of special-status plants occur because the trail cannot be realigned, the plan shall include mitigation measures as follows:
    - 1) Identified areas on the project parcel for habitat restoration and revegetation at a ratio determined by the CCSD, California Department of Fish and Game, and County;

613

- 2) Methods and scheduling for restoration and revegetation measures including success criteria;
  - 3) Methods and scheduling for at least three years of biological monitoring, and;
  - 4) The first report shall be submitted to the CCSD and County one year after the initial planting and thereafter on an annual basis until the success criteria in the approved plan have been achieved or the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established or if it is determined that the plan cannot be successfully achieved, an alternate Adaptive Management plan is approved by the CCSD and County and the new success criteria are achieved.
7. The project site shall be clearly flagged or fenced. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid and discourage unnecessary damage to sensitive habitats within and near the project site. All activities shall be limited to areas approved for trail improvements. Equipment and storage of materials shall not be permitted outside of areas proposed for disturbance.
8. The CCSD shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, including the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board (RWQCB), if required.
9. The CCSD shall submit a sedimentation and erosion control plan, which shall include both temporary and permanent measures to stabilize disturbed soils during and following improvement activities. The plan shall include the placement of silt fencing, fiber rolls, or a similar approved method outside of the banks of gullies to prevent disturbed soils from entering gullies, wetlands, and sources of surface water.
10. The CCSD shall retain an agency-approved biological monitor to ensure compliance with conditions of approval within the project environmental document. Monitoring shall be at a frequency and duration determined by the CCSD in consultation with affected agencies.
11. The retained qualified biological monitor shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the special-status species potentially present within the project site and their habitat, the importance of the species and its habitat, and the general measures that are being implemented to protect biological resources.
12. The retained qualified biological monitor shall conduct a preconstruction survey for sensitive wildlife. The results of the surveys shall be documented, and if any species are observed, the reports shall be submitted to the affected resource agencies. Appropriate buffers shall be established around the observed species, and the monitor has the authority to re-direct work away from the species until the monitor determines that trail improvement activities would not harm or disrupt the species.
13. A qualified biologist shall conduct pre-construction surveys for nesting bird species within 100 feet of proposed trail improvements. If active nests are observed, the CCSD shall either 1) wait for such nesting birds to fledge and leave the project site, or 2) consult with the appropriate resource agency and secure impact authorization, prior to site disturbance.
14. The CCSD shall submit a Habitat Mitigation and Monitoring Plan to the County of San Luis Obispo. The plan shall include measures for the restoration of wetland areas disturbed by construction, which shall be restored as required by the County of San Luis Obispo and the California Coastal Commission. A compatible native seed mix and cuttings of "in-kind" species shall be used for revegetation, unless otherwise determined by the resource agencies.

**THE FOLLOWING CONDITIONS ARE REQUIRED DURING CONSTRUCTION****Biological Resources**

15. The retained qualified biological monitor shall be present to ensure that all practicable measures are employed to avoid incidental disturbance of sensitive habitats and disturbance to special-status species. In addition, the biological monitor shall be contacted immediately if any listed species are observed near or within the trail alignment. The retained biological monitor shall coordinate with state and federal agencies, the CCSD and the construction contractor to ensure compliance with biological mitigation requirements.
16. The retained qualified biological monitor shall conduct a preconstruction survey for sensitive wildlife. The results of the surveys shall be documented, and if any species are observed, the reports shall be submitted to the affected resource agencies. Appropriate buffers shall be established around the observed species, and the monitor has the authority to re-direct work away from the species until the monitor determines that trail improvement activities would not harm or disrupt the species.
17. A qualified biologist shall conduct pre-construction surveys for nesting bird species within 100 feet of proposed trail improvements. If active nests are observed, the CCSD shall either 1) wait for such nesting birds to fledge and leave the project site, or 2) consult with the appropriate resource agency and secure impact authorization, prior to site disturbance.
18. During removal of existing bridge supports, the supports shall be severed and/or lifted to avoid disturbance to the drainages. No soil, vegetation, or materials shall be permitted within the drainages or on the top of banks. Removal and replacement of existing bridges shall not include any damming, dewatering of the drainage, or placement of any soil or materials (including both temporary and permanent disturbance) within the drainages and top of bank. All new bridges shall span the drainages, and all support structures shall be located outside of the drainages and top of bank.

**Cultural Resources**

19. In the event significant archaeological or historical resources are unearthed or discovered during any construction activities, the following standards apply:
  - a) Construction activities shall cease, and the CCSD and County of San Luis Obispo shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD and County of San Luis Obispo so that proper disposition may be accomplished.

**THE FOLLOWING CONDITIONS ARE REQUIRED PRIOR TO FINAL INSPECTION****Miscellaneous**

20. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

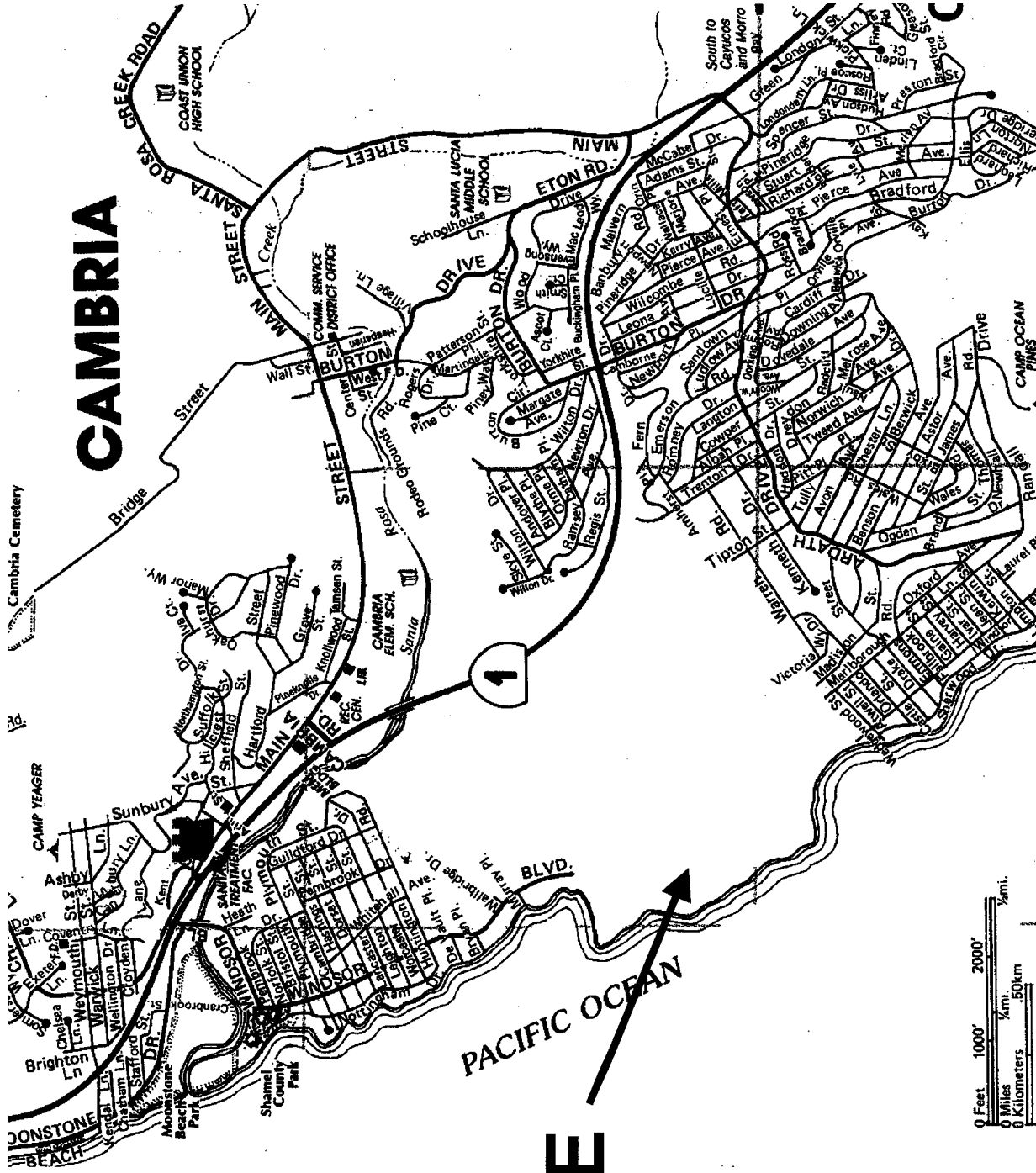
**THE FOLLOWING ITEMS ARE ONGOING**



6-17

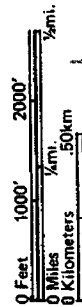
21. For the life of the project, the Cambria Community Services District (CCSD) and/or conservation easement holder for the East-West Ranch shall monitor bluff erosion along the trail to ensure safety of trail users. At such time that the bluff erodes within 10 feet of the edge of the trail, or the bridge footings are compromised, the CCSD and/or conservation easement holder shall pursue a course of action to relocate portions of the trail and bridge structures to maximize public safety and protect coastal resources.
22. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050.

# CAMBRIA



**SITE**

PACIFIC OCEAN



**PROJECT**

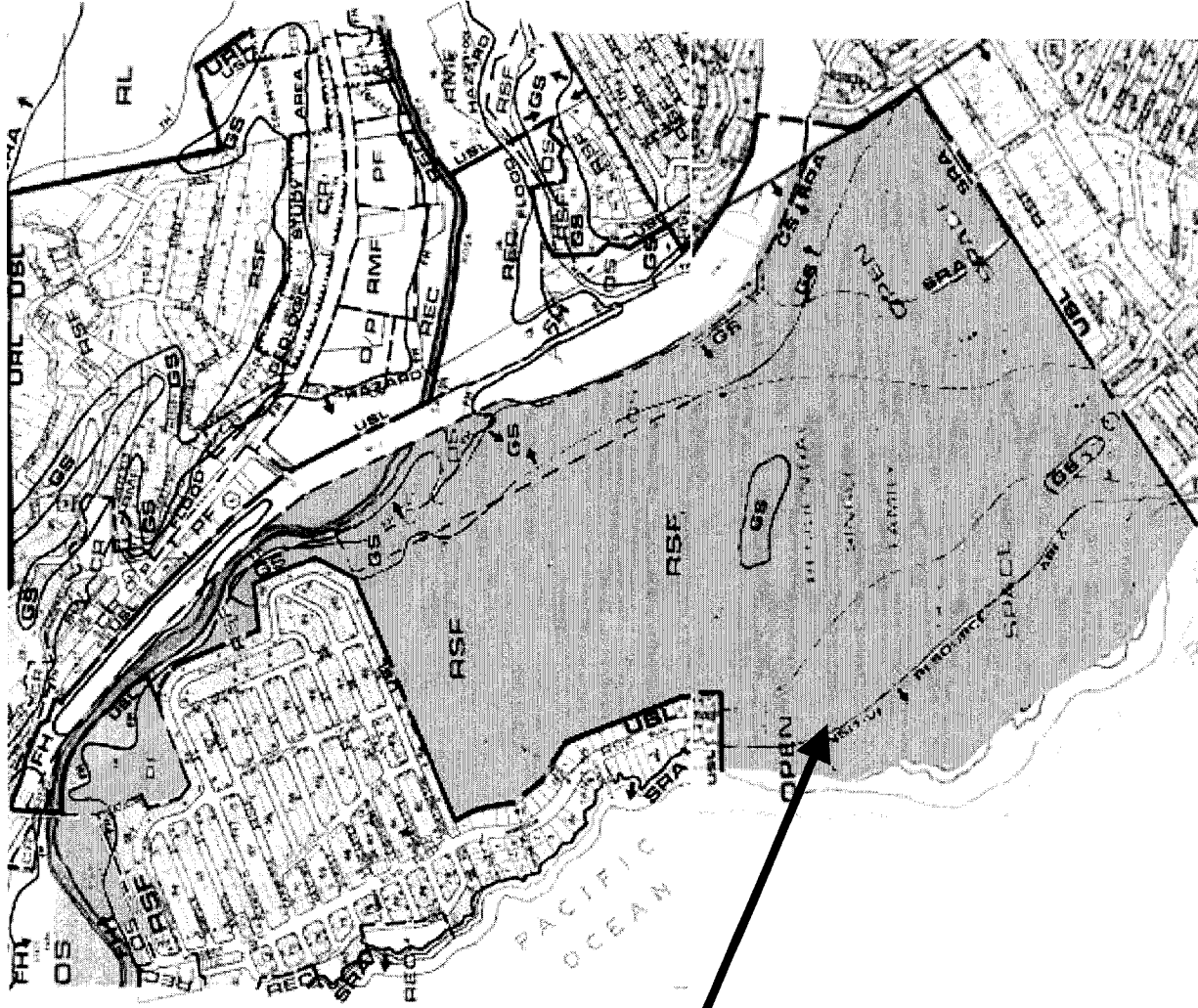
Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216

**EXHIBIT**

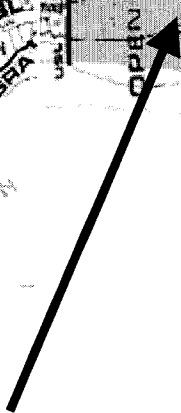
Vicinity Map



6-19



**SITE**



**PROJECT**

Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216



**EXHIBIT**

Land Use Category Map

6-20

**INTENTIONALLY LEFT BLANK**

6-21



**Bluff trail  
connection**

EXHIBIT

Aerial Photo



**PROJECT**  
Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216

6-22



**Bluff Trail  
From Resource  
Management  
Plan**

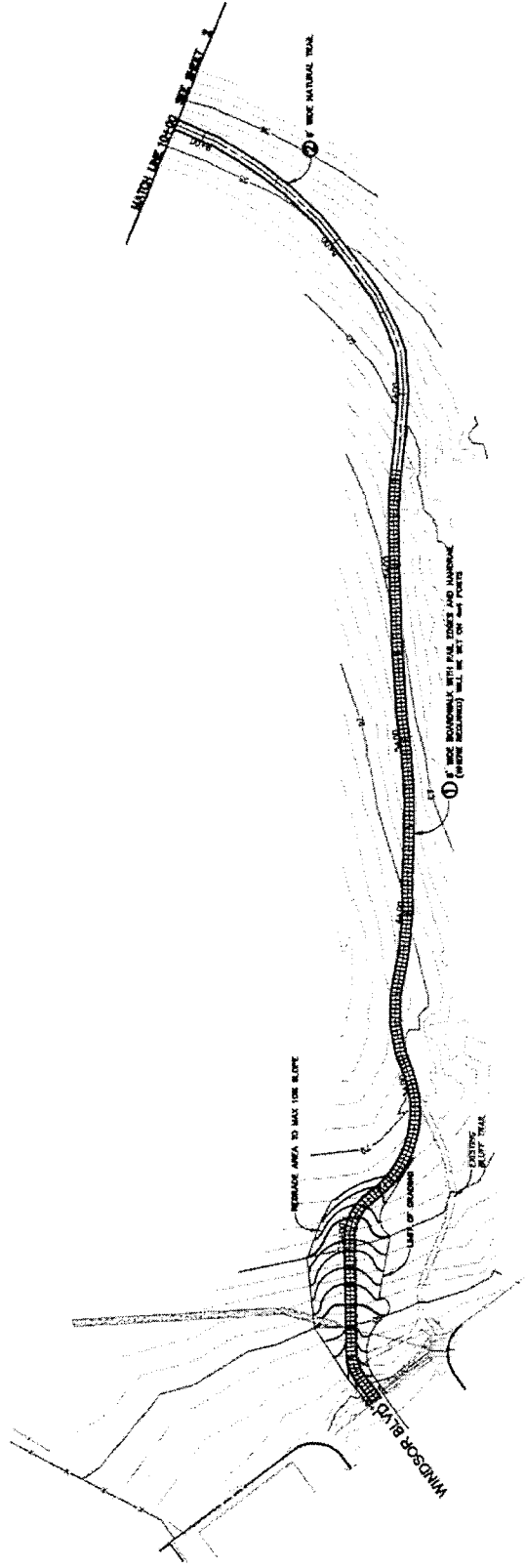
**PROJECT**  
Minor Use Permit/Variance/CDP  
Cambria CSD DRC2004-00216 and 00217



**EXHIBIT**

Aerial

6-23



- ① BOARDWALK WILL BE BUILT TO CALIFORNIA STATE PARK STANDARDS
- ② NATURAL TRAIL WILL BE SCRAPED, SHAPED, AND COMPACTED AT NATURAL GRADE

**PROJECT**

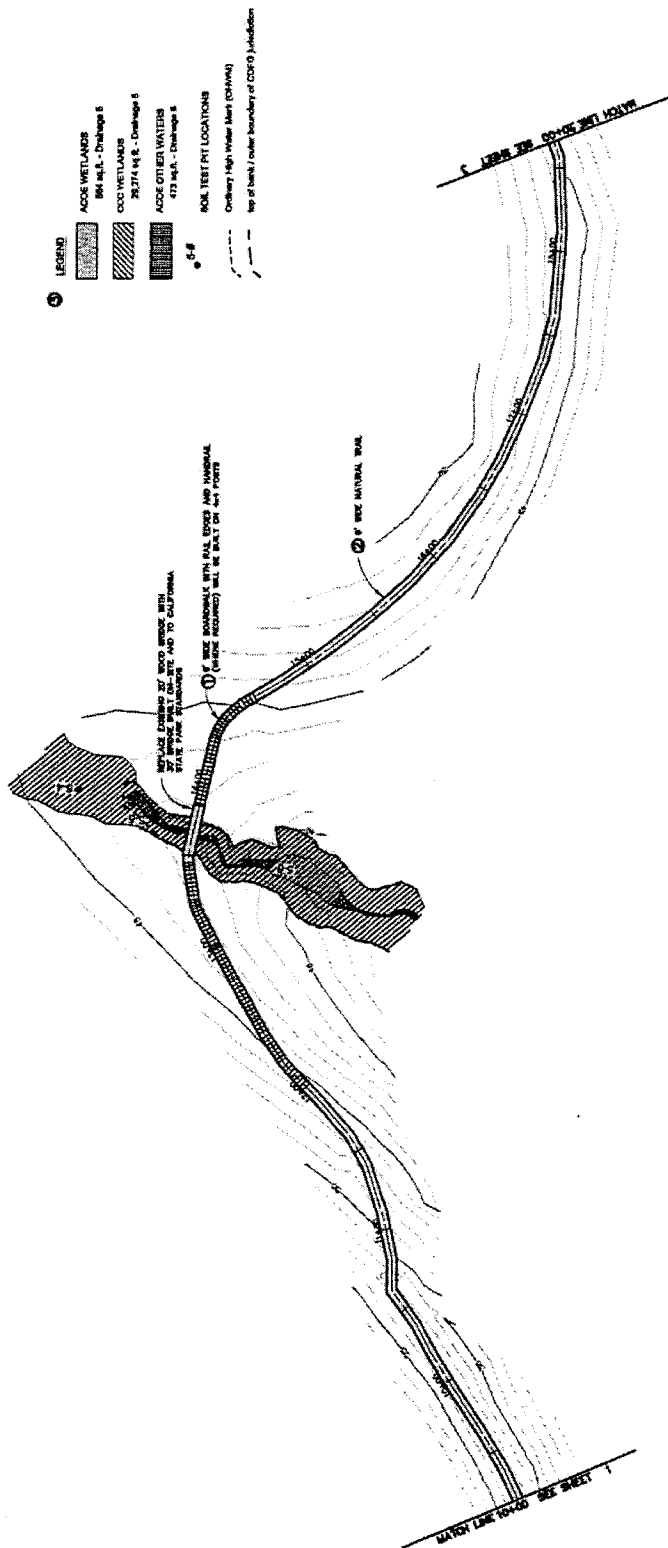
Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216

**EXHIBIT**

Bluff Trail  
STA 1+00 to STA 10+00



6-24



- ① ROADWALK WILL BE BUILT TO CALIFORNIA STATE PARK STANDARDS
- ② NATURAL TRAIL WILL BE SCRAPED, SHAPED, AND COMPACTED AT NATURAL GRADE
- ③ PLEASE REFER TO WETLAND ASSESSMENT FOR THE EAST-WEST RANCH BLUFF TRAIL PREPARED BY THE MORRO GROUP, FEBRUARY 2008

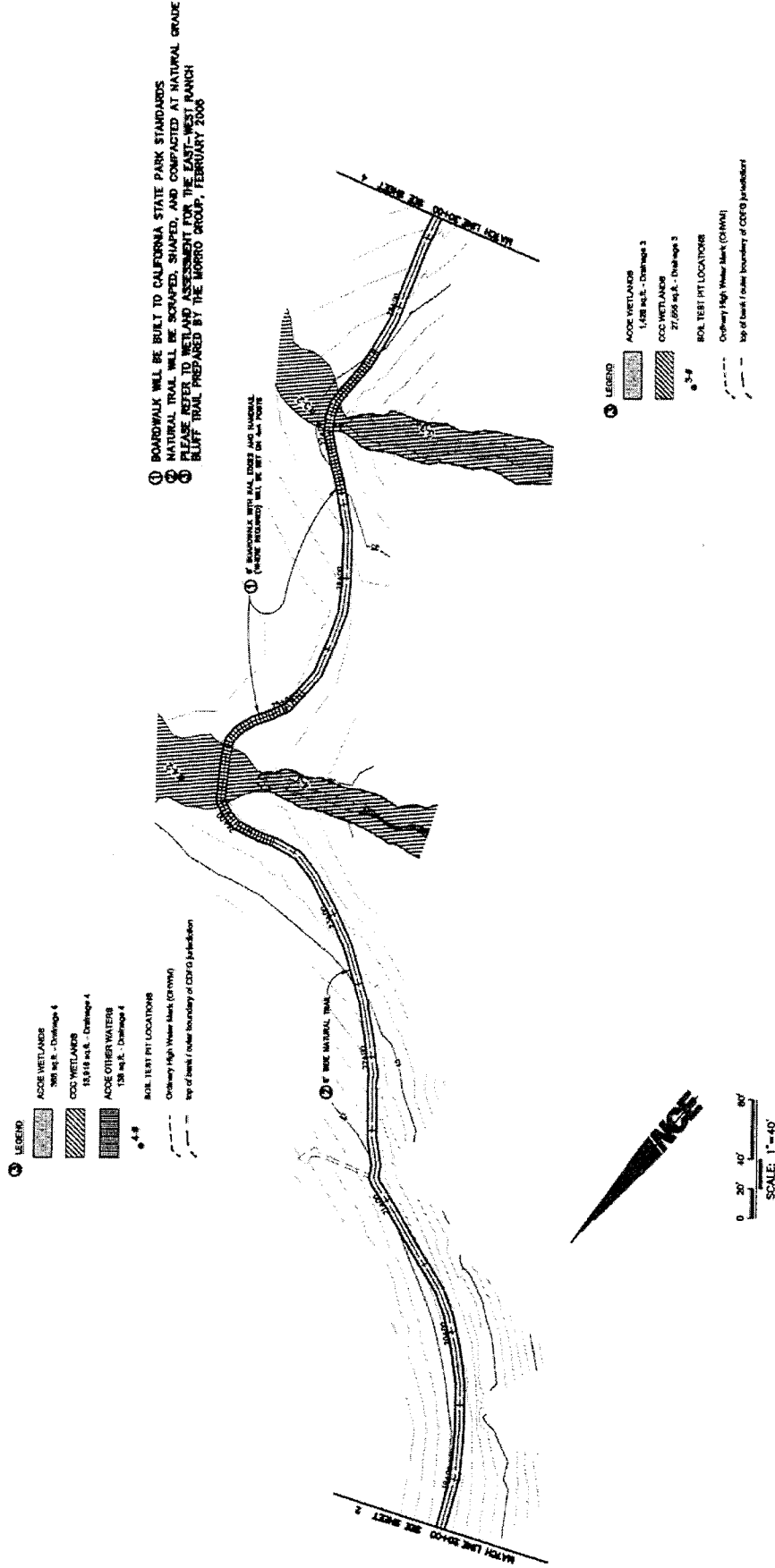
**EXHIBIT** Bluff Trail  
STA 10+00 to STA 20+00



**PROJECT** Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216



6-25

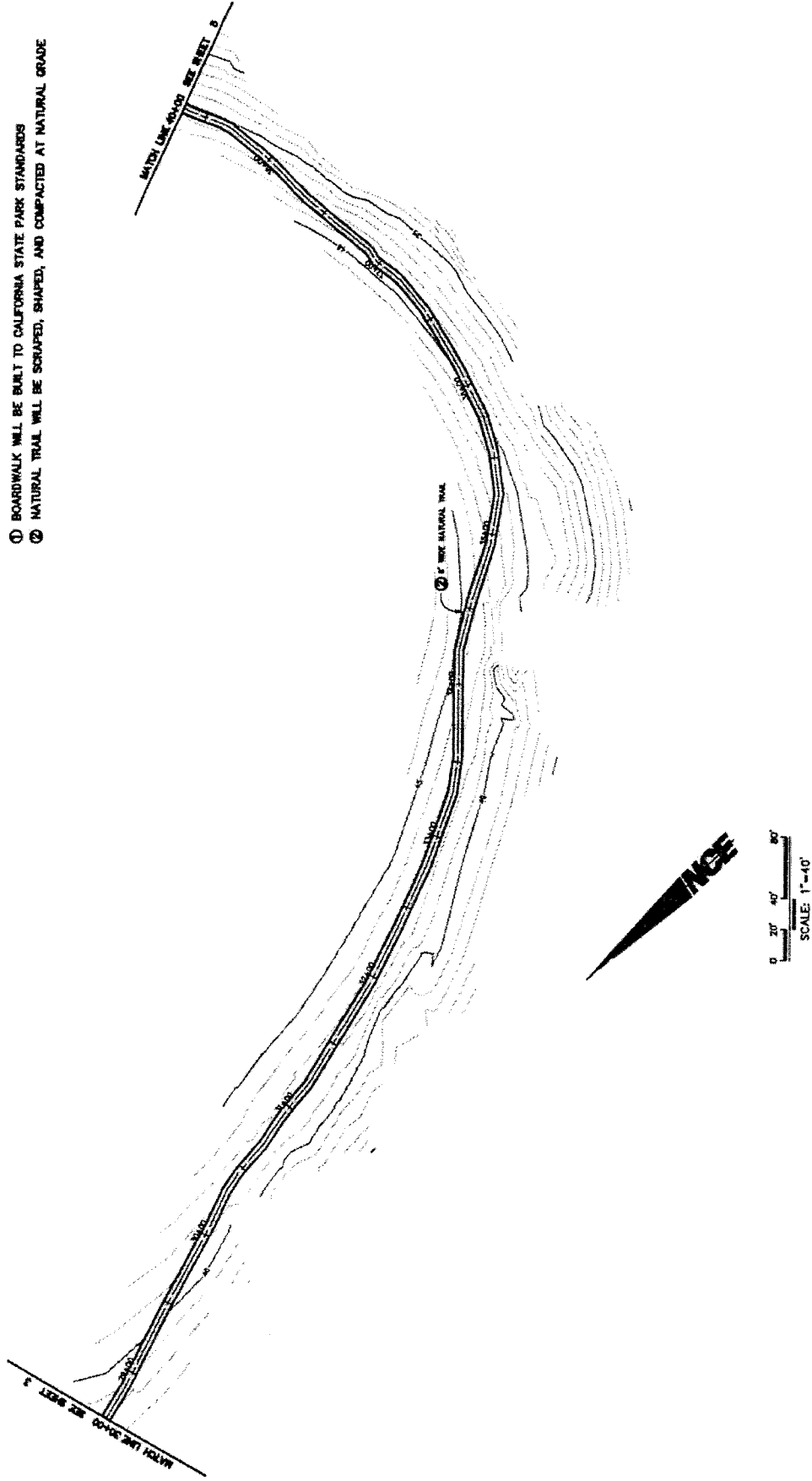


**PROJECT**  
Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216



**EXHIBIT**  
Bluff Trail  
STA 20+00 to STA 30+00

6-26



- ① BOARDWALK WILL BE BUILT TO CALIFORNIA STATE PARK STANDARDS
- ② NATURAL TRAIL WILL BE SCRAPED, SHAPED, AND COMPACTED AT NATURAL GRADE

**PROJECT**

Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216

**EXHIBIT**

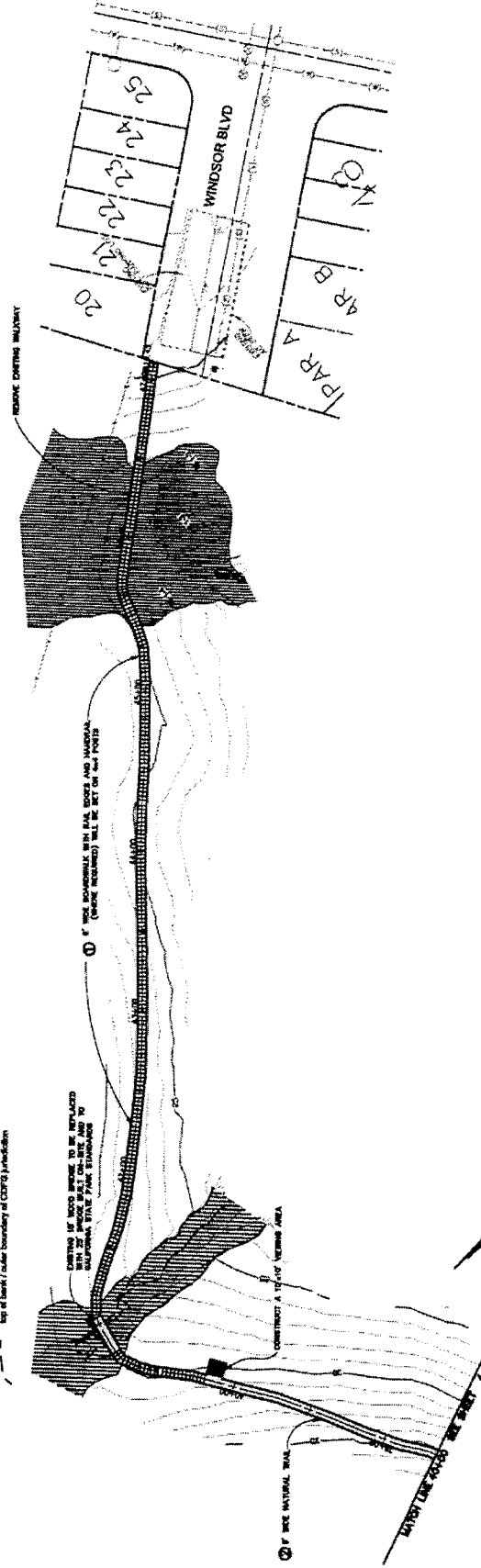
Bluff Trail  
STA 30+00 to STA 40+00



6-27

- LEGEND**
- ACCE WETLANDS  
19,801 sq. ft. - Drainage 2
  - CCO WETLANDS  
43,801 sq. ft. - Drainage 2
  - 2.8  
ROCK TEST PIT LOCATIONS
  - Ordinary High Water Mark (CHWM)
  - Top of bank / Outer boundary of CDDP jurisdiction

- LEGEND**
- ACCE WETLANDS  
19,801 sq. ft. - Drainage 1
  - CCO WETLANDS  
43,801 sq. ft. - Drainage 1
  - 2.8  
ROCK TEST PIT LOCATIONS
  - Ordinary High Water Mark (CHWM)
  - Top of bank / Outer boundary of CDDP jurisdiction



- ① BOARDWALK WILL BE BUILT TO CALIFORNIA STATE PARK STANDARDS
- ② NATURAL TRAIL WILL BE SCRAPED, SHAPED, AND COMPACTED AT NATURAL GRADE
- ③ PLEASE REFER TO WETLAND ASSESSMENT FOR THE EAST-WEST RANCH TRAIL PREPARED BY THE MORRO GROUP, FEBRUARY 2005

**PROJECT**  
Coastal Use Permit/Minor Use Permit  
Cambria CSD 2004-00216



**EXHIBIT**  
Bluff Trail  
STA 40+00 to End

6-28

Cambria Community Services District  
CEQA Project Referral Response Form

DATE: January 17, 2005

TO: California Department of Fish and Game

FROM: Shawna Scott, Morro Group, Inc.

**PROPOSED PROJECT:** The Cambria Community Services District proposes to construct the East-West Ranch Bluff Trail in Cambria, California. The proposed bluff trail would generally follow the shore and bluff in a north/south direction, and the access points would be at the terminus of Windsor Boulevard in the SeaClift neighborhood to the north, and Marine Terrace neighborhood to the south (refer to attached Figures). There is an existing rough trail approximately one mile long and two to four feet wide. The improved trail would be widened to six feet wide, and would incorporate the use of a raised boardwalk along portions of the alignment.

1) Is the attached information adequate for you to complete your review of the project?

- ☒ Yes  
☐ No (Please contact me at 543-7095 extension 111 to discuss what you need)

2) Based on review of the attached information and this agency's particular field of expertise, it is our position that the above-described project:

- ☒ Will not have a significant effect on the environment.  
☐ May have a significant effect on the environment.  
☐ No Comments.

3) Please indicate your recommendation for final action, and attach any conditions of approval or mitigation measures you recommend, or state any reasons for recommending denial of the proposed project:

plants avoided, wetland impact limited to replacement & elevation of boardwalk - recommend construction monitor / construction fencing

Response Date: 5/17/05 Name: Don Willyard  
RK w S

Please return this letter with your comments as soon as possible to:

ATTN: Shawna Scott  
Morro Group, Inc.  
1422 Monterey Street Suite C200  
San Luis Obispo, CA 93401



myl

6-29

7

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

APR - 8 2005

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/7/05

013-121-025

013-121-025

FROM

PW

4026

CAMBRIA CSD

FROM  
TO

Coastal Team

(Please direct response to the above)

DRC 2004-06216

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

mup -> Improvements to existing  
bluff trail. Located in Cambria off Windsor  
Boulevard (W. Ranch). APN - 013-121-025

Return this letter with your comments attached no later than:

4/21/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - NO CONCERNS WITH PROJECT.

THE ZONING MAPS ATTACHED FOR THE NORTH END OF TRAIL HAVE WRONG  
SITE AREA CIRCLED IF THE ATTACHED PLANS ARE CORRECT.

26 Apr 2005  
Date

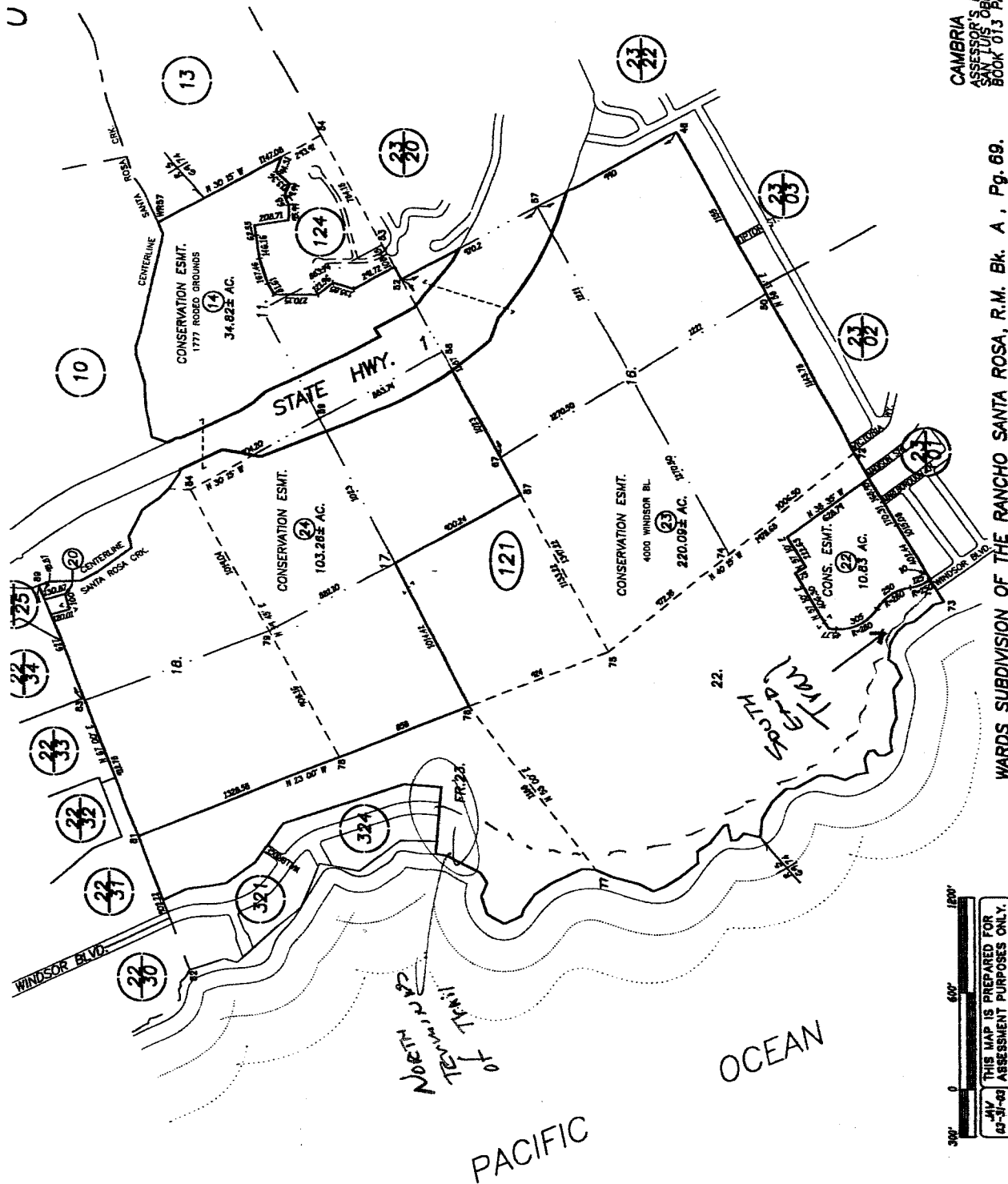
Goodwin  
Name

5252  
Phone

U13-12

6-30

CAMBRIA  
ASSESSOR'S MAP  
COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 013 PAGE 12



WARDS SUBDIVISION OF THE RANCHO SANTA ROSA, R.M. BK. A , Pg. 69.

6-2031



MLL  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED  
VICTOR HOLANDEZ AICP  
DIRECTOR

APR 11 2005

THIS IS A NEW PROJECT REFERRAL

DATE:

4/7/05

TO:

CCSD - W&amp;S

FROM:

Coastal Team

(Please direct response to the above)

CAMBRIA COMMUNITY  
SERVICES DISTRICT

CAMBRIA CSD

DRC 2004-00216

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

mup -> Improvements to existing  
bluff trail. Located in Cambria off Windsor  
Boulevard (W. Ranch). APN- 013-121-025

Return this letter with your comments attached no later than:

4/21/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO
PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to  
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of  
approval you recommend to be incorporated into the project's approval, or state reasons for  
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

No Comment

Date

4/11/05

Name

James Harrison

Phone

927-6225

6-32

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: East West Ranch Bluff Trail
2. Lead Agency Name and Address: Cambria Community Services District (CCSD)
3. Contact Person and Phone Number: Connie Davidson; (805) 927-6223
4. Project Location: West Ranch, along the bluff, at the terminus of Windsor Boulevard
5. Project Sponsor's Name and Address: Cambria Community Services District, 1316 Tamson Drive, P.O. Box 65, Cambria, CA 93428
6. County General Plan Designation: Open Space
7. County Combining Designation: Sensitive Resource Area
8. Description of the Project: The Cambria Community Services District (CCSD) proposes to improve an existing trail to minimize erosion, improve safety, and provide greater access for the disabled. The bluff trail would continue to be limited to passive recreation (i.e., hiking). The existing trail is approximately 4,675 feet long, two to four feet wide, and varies from 4,390 feet of natural cleared ground with short sections of boardwalks totaling 230 feet. There are two existing bridges, 15 feet and 20 feet in length that cross erosional gullies along the trail alignment. An unpaved parking area, including one paved handicapped parking space, is located at the southern trailhead.

Proposed improvements include widening the trail to six feet in width, compacting 2,795 feet of soil, removing the existing boardwalks, reconstructing seven sections of boardwalk (totaling 1,830 feet), and replacing the two existing bridges with bridges spanning approximately 25 and 30 feet in length. Implementation of the proposed project would require the disturbance of up to 45 cubic yards of soil along the alignment. The total area of disturbance, including areas within the existing trail alignment, would be 28,050 square feet.

9. Surrounding Land Uses and Settings: Surrounding land uses include single-family residences to the north and south, existing trails and undeveloped land to the east, and the Pacific Ocean to the west.
10. Project Entitlements Required: Minor Use Permit, Variance, and Coastal Development Permit from the County of San Luis Obispo.
11. Other public agencies whose approval will be required: County of San Luis Obispo, California Coastal Commission, and California Department of Fish and Game.





**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics	X	Geology/Soils		Public Services
	Agricultural Resources		Hazards & Hazardous Materials		Recreation
	Air Quality	X	Hydrology/Water Quality		Transportation & Traffic
X	Biological Resources		Land Use and Planning		Utilities and Service Systems
X	Cultural Resources		Noise		Mandatory Findings of Significance
	Energy and Mineral Resources		Population and Housing		

**FISH AND GAME FEES**

	There is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources or the habitat upon which the wildlife depends. As such, the project qualifies for a de minimis waiver with regards to the filing of Fish and Game Fees.
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Game for review and comment.

**STATE CLEARINGHOUSE**

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Game, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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6-34

# DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, or the mitigation measures described on an attached sheet(s) have been added and agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant" impact(s) or "potentially significant unless mitigated" impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature Tammy A Rudock

Date 4/15/05

Printed Name Tammy A Rudock



## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the analysis in each section. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue should identify the significance criteria or threshold, if any, used to evaluate each question.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D) of the California Administrators Code. Earlier analyses are discussed in Section 17 at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1. AESTHETICS. Would the project:**

a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?				X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X	
d) Create a new source of substantial light or glare that would adversely effect day or nighttime views in the area?				X	

**EVALUATION**

- a) The West Ranch is located within the community of Cambria, and is bounded by Highway 1 to the east, residential development to the north and south, and the Pacific Ocean to the west (refer to Figures 1 through 3). The Pacific Ocean and the ranch provide highly scenic views of generally undisturbed natural resources. The proposed trail improvements would be located adjacent to and within the existing trail alignment, and would be constructed to provide greater access for the disabled. Implementation of the proposed project would not have an adverse effect on the scenic vista, and would increase accessibility to the scenic resources of the ranch.
- b) Refer to a) above. The proposed trail improvements would be located along the bluff, and would not be visible from Highway 1.
- c) Refer to a) above.
- d) The existing trail and proposed improvements do not include the use of lighting.

**CONCLUSION**

The proposed improvements to the East-West Ranch Bluff Trail would be located within the existing trail alignment, and would not significantly alter the existing views along the trail or impair existing views from other locations within the ranch. Proposed improvements would increase public accessibility along the bluff, and increase access to available scenic resources.

**2. AGRICULTURE RESOURCES. Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1,2			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X	

**EVALUATION**

- a) Based on the *San Luis Obispo County Important Farmland Map* (California Department of Conservation; 2000), the bluff trail traverses land designated as "Grazing Land". The soil types mapped for the project site are Briones-Pismo loamy sands and Concepcion loam, which are designated Class VI(e) and Class III(e) soils, for both irrigated and non-irrigated soils (Natural Resources Conservation Service; September 1984). The project site is the historic location of the Fiscalini Ranch, a dairy and livestock operation from the mid-1800's until 1979. Based on the soil types and close proximity to the ocean, the project site is not suitable for production agriculture, and does not currently support any



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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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agricultural uses. In addition, the proposed improvements would be located in the same location as the existing trail, and would not significantly impact agricultural soils or resources.

- b) The trail alignment is located within the Open Space County land use category, and the Residential Single Family land use category is located to the north, south, and east. The Pacific Ocean is located to the west. The project site is not located on or adjacent to land under a Williamson Act Contract.
- c) Refer to a) and b) above. Implementation of the proposed project would not significantly affect agricultural land or uses on the project site or in the region.

### CONCLUSION

The proposed improvements to the East-West Ranch Bluff Trail would be located within the alignment of the existing trail, and would not significantly affect agricultural land or resources.

### 3. AIR QUALITY. Would the project:

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	4			X	
b) Conflict with or obstruct implementation of the applicable air quality plan?	5			X	
c) Expose sensitive receptors to substantial pollutant concentrations?	4			X	
d) Create objectionable odors affecting a substantial number of people?				X	
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors)?	4			X	

### EVALUATION

- a) Based on the latest air monitoring station information (per the County's RMS annual report, 2003), the trend in air quality in the general area is improving, where the County has been in attainment of ozone levels. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gases (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.
- b) A portion of visitors to the existing trail travel via automobile to the trailhead, and use of their automobiles generates ozone. Based on Table 1-1 of the San Luis Obispo County CEQA Air Quality Handbook (San Luis Obispo County Air Pollution Control District; April 2003), the existing and anticipated generation of trips would result in less than 10 lbs/day of pollutants, which is below the threshold warranting mitigation.
- c) As proposed, the project will result in the disturbance of approximately 28,050 square feet of area (including compaction of the existing trail) and up to 45 cubic yards of cut and fill. Minor grading and construction of additional raised boardwalks and improved bridge crossings would be completed using hand tools and minor construction equipment. This will result in both short-term emissions (which helps create ozone) and the creation of dust during construction. Based on Tables 6-2 and 6-3 of the CEQA Air Quality Handbook, construction of improvements to the bluff trail would not result in the emission of air pollutants exceeding APCD thresholds. Implementation of the proposed project would not result in a significant project-specific or cumulative impact to air quality.



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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Implementation of the proposed trail improvements would not conflict with or obstruct implementation of the County APCD *Clean Air Plan*.
- e) Refer to a) above. The occupants of existing single-family residences would not be significantly affected by air pollutants resulting from the construction and use of the proposed trail improvements.
- f) Implementation of the proposed project would not create objectionable odors.
- g) Refer to a) above.

### **CONCLUSION**

Based on the location, type, and size of the proposed project, air quality thresholds would not be exceeded during construction of improvements or operation of the proposed trail. No mitigation measures are necessary.

### **4. BIOLOGICAL RESOURCES. Would the project:**

a) Have a substantial adverse effect, either directly or indirectly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	6, 7		X		
b) Have a substantial adverse effect, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	6, 7, 8		X		
c) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g. Heritage Trees)?	3, 9, 10		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	6, 7		X		
e) Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	6			X	
f) Have a substantial adverse effect on Federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, etc.) through direct removal, filling, hydrological interruption, or other means?	6, 8			X	

### **EVALUATION**

- a) A *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002) was prepared to provide general technical information regarding resources and constraints on the project site. The report documents that fourteen special-status plant species and twenty-six special-status wildlife species may be present within the boundaries of the East-West Ranch. Based on the habitat characteristics along the trail alignment, seven special status plant species and nine special status wildlife species may be present along the bluff.

Special Status Plant Species. Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics along the proposed trail alignment, the following special status plant species may be present: Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*), compact cobwebby thistle (*Cirsium occidentale* var. *compactum*), hickman's onion (*Allium hickmanii*), San Luis Obispo



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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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sedge (*Carex obispoensis*), San Simeon baccharis (*Baccharis plummerae* ssp. *glabrata*), adobe sanicle (*Sanicula maritima*), and Obispo Indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*).

#### Cambria Morning Glory

Cambria morning glory is a California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) species. This species blooms from April to May. Preferable habitat for this species includes grassland, chaparral, scrub, and cismontane woodlands in open areas. Two occurrences of this species are documented within the grassland area on the West Ranch.

#### Compact Cobwebby Thistle

Compact cobwebby thistle is a Federal Species of Concern and CNPS List 1B species. This species blooms May through July. Preferable habitat for this species includes cismontane woodland, chaparral, and coastal scrub. This species was observed on the West Ranch within the seabuff scrub in the vicinity of the existing trail.

#### Hickman's Onion

Hickman's onion is a CNPS List 1B species. This species blooms April through May. Preferable habitat for this species includes closed-cone coniferous forest, maritime chaparral, coastal prairie, coastal scrub, and grassland. This species was observed within moist areas including swales within grassland.

#### San Luis Obispo Sedge

San Luis Obispo sedge is a CNPS List 1B species. This species blooms April through June. Preferable habitat for this species includes closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland (serpentine soils). Marginal habitat is present throughout the West Ranch, in the scrub and grassland areas.

#### San Simeon Baccharis

San Simeon baccharis is a CNPS List 1B species. This shrub species blooms in June. Preferable habitat is limited to coastal scrub. Previous botanical surveys did not identify this species onsite; however, habitat is present and this species may be present.

#### Adobe Sanicle

Adobe sanicle is a State Rare and CNPS List 1B species. This species blooms February through May. Preferable habitat includes chaparral, coastal prairie, meadows, and seeps, valley and foothill grassland (clay and serpentine soils). Potential habitat within the trail alignment includes coastal wetland, scrub, and seasonal wetland areas.

#### Obispo Indian Paintbrush

Obispo Indian paintbrush is a CNPS List 1B species. This species blooms in April, and prefers valley and foothill grassland. This species was observed on the ranch.

#### Impacts

Proposed trail improvements would be constructed within the existing trail alignment. Portions of the trail would be widened, and additional raised boardwalks would be constructed over areas subject to wetness. Proposed improvements may require the removal or disturbance of a small number of special-status plant species that may occur adjacent to the existing trail.

#### Mitigation Measures

- BR-1 Prior to issuance of construction permits from the County of San Luis Obispo, the applicant shall retain a qualified botanist to conduct floristic surveys for Cambria morning glory, compact cobwebby thistle, hickman's onion, San Luis Obispo sedge, San Simeon baccharis, adobe sanicle, and Obispo Indian paintbrush. The survey shall be conducted during the blooming season for these species (February through April and April through June). If no special-status plant species are observed, the biologist or botanist shall submit a brief report of "No Finding" to the CCSD and County of San Luis Obispo.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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If special-status plant species are observed during the survey, the approved biologist or botanist shall submit a survey report to the CCSD, California Department of Fish and Game, and County of San Luis Obispo identifying the location and number of observed species on a site plan. The applicant shall realign the trail where feasible to avoid all identified special-status plant species. The applicant shall also submit a mitigation monitoring plan prepared by a County qualified biologist or botanist for the review and approval of the CCSD, California Department of Fish and Game, and County of San Luis Obispo. The mitigation monitoring plan shall focus on the species identified in the surveys, and shall include, but not be limited to, the following elements:

- a) Protection and avoidance of identified special-status plant species.
- b) If take of special-status plants occur because the trail cannot be realigned, the plan shall include mitigation measures as follows:
  - 1) Identified areas on the project parcel for habitat restoration and revegetation at a ratio determined by the CCSD, California Department of Fish and Game, and County;
  - 2) Methods and scheduling for restoration and revegetation measures including success criteria;
  - 3) Methods and scheduling for at least three years of biological monitoring, and;
  - 4) The first report shall be submitted to the CCSD and County one year after the initial planting and thereafter on an annual basis until the success criteria in the approved plan have been achieved or the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established or if it is determined that the plan cannot be successfully achieved, an alternate Adaptive Management plan is approved by the CCSD and County and the new success criteria are achieved.

Special Status Wildlife Species. Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics along the proposed trail alignment, the following special status wildlife species may be present: silvery legless lizard (*Anniella pulchra pulchra*), California brown pelican (*Pelecanus occidentalis californicus*), prairie falcon (*Falco mexicanus*), Northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Aythya cunicularia*), loggerhead shrike (*Lanius ludovicianus*), California horned lark (*Eremophila alpestris actia*), and Southern sea otter (*Enhydra lutris nereis*). Proposed improvements would be located within the alignment of an existing, currently operating trail along the west bluff of the West Ranch. Potential impacts to the above listed species may occur during the construction of proposed improvements, as described below. No new impacts would occur as a result of the continued use of the existing trail.

#### Silvery Legless Lizard

Silvery legless lizard is a Federal Species of Concern and California Species of Concern. Preferred habitats include coastal dune and coastal scrub with loose friable soils covered by leaf litter. The presence of this species along the bluff trail is unlikely, but possible, due to the hard soil types.

#### California Brown Pelican

Nesting colonies of the California brown pelican are Federally Endangered, State Endangered, and California Department of Fish and Game Fully Protected. This species is a resident of California, and nests within estuarine, marine subtidal, and marine pelagic waters along the coast. Suitable habitat is not present in the immediate vicinity, and this species is not likely to be affected by the trail reconstruction.

#### Prairie Falcon

Nesting prairie falcons are a California Species of Concern. This bird species forages in grasslands, and nests in cliffs overlooking large areas. Potential foraging habitat is located upslope and adjacent to the trail alignment; however, suitable nesting habitat is not present. It is unlikely that impacts to nesting prairie falcons would occur as a result of the proposed project.





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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### Northern Harrier

Northern harrier is a California Species of Concern. This bird species forages and nests in grasslands and marshes. Two individuals of this species were observed foraging over grassland habitat on the West Ranch during surveys conducted by Rincon Consultant biologists (January 2002). Potential nesting habitat is located within the grassland habitat adjacent to the trail alignment.

#### White-Tailed Kite

Nesting white-tailed kite is considered a California Department of Fish and Game Fully Protected species. This bird species forages in open spaces, grasslands, and marshes, and nests in trees. The grassland and scrub habitats adjacent to the trail alignment provide foraging habitat, however nesting habitat is not present in close proximity to the trail alignment. It is unlikely that nesting white-tailed kite would be disrupted during construction activities.

#### Burrowing Owl

Burrowing owl is a Federal Species of Concern and California Species of Concern. This species burrows and forages in grasslands. Suitable burrowing habitat is present within grasslands near squirrel burrows in the immediate vicinity of the proposed trail alignment.

#### Loggerhead Shrike

Loggerhead shrike is a Federal Species of Concern and California Species of Concern. This bird species prefers coastal sage scrub and grasslands. Habitat for this species is present along the trail alignment.

#### California Horned Lark

California horned lark is a California Species of Concern. This bird species prefers sparse coastal sage scrub and grasslands. Habitat for this species is present along the trail alignment.

#### Southern Sea Otter

Southern sea otter is a Federal Threatened and Fully Protected species. This species may forage along the rocky coast located below the bluff trail. Based on the location of the trail along the bluff it is unlikely that this species would be significantly impacted by proposed improvements to the existing trail.

#### Impacts

Proposed trail improvements would be constructed within the existing trail alignment. Portions of the trail would be widened, and additional boardwalks would be constructed over areas subject to wetness. Construction of proposed improvements may result in harm to silvery legless lizard, and disrupt the nesting activity of California brown pelican, Northern harrier, burrowing owl, loggerhead shrike, and California horned lark.

#### Mitigation Measures

- BR-2 Prior to site disturbance, the project site shall be clearly flagged or fenced. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid and discourage unnecessary damage to sensitive habitats within and near the project site. All activities shall be limited to areas approved for trail improvements. Equipment and storage of materials shall not be permitted outside of areas proposed for disturbance.
- BR-3 Prior to issuance of construction permits from the County of San Luis Obispo, the CCSD shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, including the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board (RWQCB), if required.
- BR-4 Prior to issuance of construction permits from the County of San Luis Obispo, the CCSD shall submit a sedimentation and erosion control plan, which shall include both temporary and permanent measures to stabilize disturbed soils during and following improvement activities. The plan shall include the placement of silt



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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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fencing, fiber rolls, or a similar approved method outside of the banks of gullies to prevent disturbed soils from entering gullies, wetlands, and sources of surface water.

- BR-5 Prior to issuance of construction permits from the County of San Luis Obispo, the CCSO shall retain an agency-approved biological monitor to ensure compliance with conditions of approval within the project environmental document. Monitoring shall be at a frequency and duration determined by the CCSO in consultation with affected agencies.
- BR-6 The retained qualified biological monitor shall be present to ensure that all practicable measures are employed to avoid incidental disturbance of sensitive habitats and disturbance to special-status species. In addition, the biological monitor shall be contacted immediately if any listed species are observed near or within the trail alignment. The retained biological monitor shall coordinate with state and federal agencies, the CCSO and the construction contractor to ensure compliance with biological mitigation requirements.
- BR-7 Prior to initiation of construction activities, the retained qualified biological monitor shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the special-status species potentially present within the project site and their habitat, the importance of the species and its habitat, and the general measures that are being implemented to protect biological resources.
- BR-8 Prior to initiation of each phase of trail improvements, the retained qualified biological monitor shall conduct a preconstruction survey for sensitive wildlife. The results of the surveys shall be documented, and if any species are observed, the reports shall be submitted to the affected resource agencies. Appropriate buffers shall be established around the observed species, and the monitor has the authority to re-direct work away from the species until the monitor determines that trail improvement activities would not harm or disrupt the species.
- BR-9 Prior to initiation of each phase of trail improvements, a qualified biologist shall conduct pre-construction surveys for nesting bird species within 100 feet of proposed trail improvements. If active nests are observed, the CCSO shall either 1) wait for such nesting birds to fledge and leave the project site, or 2) consult with the appropriate resource agency and secure impact authorization, prior to site disturbance.

- b) Vegetative communities along the trail corridor include seabluft scrub, coastal scrub, grassland, seasonal wetland, and riverine. The existing trail crosses five drainages that flow westward off the bluff and into the ocean. A *Wetland Assessment* (Morro Group, Inc.; February 2005) was prepared to delineate the seasonal wetland areas along the trail alignment. Based on the *Wetland Assessment*, the fields throughout the project site support low species diversity vegetated by a mosaic of non-native annual grasses, native and non-native forbs (herbaceous plants), and hydrophytes. Dominant annual grasses include Italian rye-grass (*Lolium multiflorum*) with occasional ripgut brome (*Bromus diandrus*) and rattlesnake grass (*Briza maxima*). Forbs observed include bur-clover (*Medicago polymorpha*), Carolina geranium (*Geranium carolinianum*), English plantain (*Plantago lanceolata*), common sow-thistle (*Sonchus oleraceus*), and milk thistle (*Silybum marianum*). Two hydrophytic species were observed in the fields along the project site. Brown-headed rush (*Juncus phaeocephalus*) and salt-grass (*Distichlis spicata*).

Based on the *Wetland Assessment*, a total of 128,903 ft<sup>2</sup> (2.96 ac) of jurisdictional California Coastal Commission (CCC) wetlands were identified within and adjacent to the five drainages. Within these 2.96 acres of CCC wetlands, 21,341 ft<sup>2</sup> (0.49 acre) of jurisdictional Army Corps of Engineers (ACOE) wetlands are present within the five drainages, including adjacent ACOE wetlands near the two southernmost drainages. A total of 611 ft<sup>2</sup> (0.01 acre) of jurisdictional ACOE other waters were identified within sections of the two northernmost drainages. No isolated ACOE wetlands were identified in the vicinity of the project site. The drainages each have a bed and bank, and are within California Department of Fish and Game (CDFG) jurisdiction.

#### Impacts

Site disturbance related to trail widening, installation of additional boardwalks, and the removal of two pedestrian bridges, and reconstruction of two new span bridge structures with approximately one 12-square foot abutment on each



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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end would result in approximately 68 square feet of permanent and 5,268 square feet of temporary impacts to CCC wetlands, as shown in the table below. The proposed project includes the replacement of two existing pedestrian bridges designed to avoid surface impacts to ACOE wetlands. The existing bridge footings would either be sawed off and/or lifted out of the ground. Permanent impacts include placement of boardwalk and bridge footings. Temporary impacts include site disturbance necessary to construct requested improvements, increased foot and equipment, and vegetation disturbance. The work area is anticipated to be within two feet on both sides of the proposed 6-foot trail width. In addition, ground disturbing activities in the vicinity of ocean bluffs and drainage gullies would potentially result in the discharge of sediment into wetland areas, gullies, and the high tide line of the Pacific Ocean.

**Temporary and Permanent Disturbance Areas  
Within Coastal Commission Wetlands**

Component	Length (feet)	Temporary Disturbance (square feet)	Permanent Disturbance (square feet)
Raised Boardwalks	510	3,060	20
Bridge Abutments (Drainage 2)	25	64	24
Bridge Abutments (Drainage 5)	30	64	24
Work Area/Foot Traffic (Outside Trail)	520	2,080	0
<b>TOTAL</b>		<b>5,268</b>	<b>68</b>

**Mitigation Measures**

In addition to mitigation measures BR-1 through BR-9, the following measures shall be implemented:

BR-10 During removal of existing bridge supports, the supports shall be severed and/or lifted to avoid disturbance to the drainages. No soil, vegetation, or materials shall be permitted within the drainages or on the top of banks. Removal and replacement of existing bridges shall not include any damming, dewatering of the drainage, or placement of any soil or materials (including both temporary and permanent disturbance) within the drainages and top of bank. All new bridges shall span the drainages, and all support structures shall be located outside of the drainages and top of bank.

BR-11 Prior to issuance of construction permits from the County of San Luis Obispo for the bridge crossing improvements and boardwalks within wetland areas, the CCSD shall submit a Habitat Mitigation and Monitoring Plan to the County of San Luis Obispo. The plan shall include measures for the restoration of wetland areas disturbed by construction, which shall be restored as required by the County of San Luis Obispo and the California Coastal Commission. A compatible native seed mix and cuttings of "in-kind" species shall be used for revegetation, unless otherwise determined by the resource agencies.

- c) The proposed project site is located within the unincorporated community of Cambria, within the County of San Luis Obispo. The proposed project is subject to the regulatory authority of the County, and the North Coast Area Plan and Local Coastal Plan, and County Coastal Zone Land Use Ordinance regarding biological resources, as discussed below:

**North Coast Area Plan and Local Coastal Plan**

The existing trail, and proposed trail improvements, are located along the eastern boundary of the Sensitive Resource Area (SRA) for the North Coast shoreline. The project site is not located within the boundary of any mapped environmentally sensitive habitat areas (ESHAs), although coastal wetlands are present onsite. Areawide planning area



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards for projects located within the SRA designation include the following measures:

1. *Site Planning – Development Plan Projects.* Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.
2. *Site Design.* Development and recreational uses, especially on bluff top, shall be designed and situated to minimize adverse impacts on marine resources. Access shall be permitted when compatible with protection of marine resources.

The existing bluff trail was sited pursuant to the North Coast Area Plan and Local Coastal Plan, which requires a trail located from the north and south extensions of Windsor Boulevard along the bluff edge (Local Coastal Plan, Shoreline Access – Fiscalini Ranch). Proposed improvements would be constructed within the existing trail alignment to minimize unnecessary impacts to sensitive vegetation and wetland areas. The proposed project includes the construction of 510 feet of raised boardwalk structures over wetland areas to minimize the compaction and permanent disturbance of coastal wetland areas. Construction of the boardwalks is also intended to minimize incidental disturbance caused by pedestrians meandering off the designated trail route.

San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO)

Section 23.07.164(5) of the San Luis Obispo County CZLUO states that the following findings shall be made for any development proposed within a SRA:

- (A) *The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the sensitive resource area designation, and will preserve and protect such features through the site design;*
- (B) *Natural features and topography have been considered in the design and siting of all proposed physical improvements;*
- (C) *Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource;*
- (D) *The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.*

In addition, Section 23.07.178 (Marine Habitats) lists the following requirement:

- (3) *Coastal Access.* Coastal access shall be monitored and regulated to minimize impacts on marine resources. If negative impacts are demonstrated, then the appropriate agency shall take steps to mitigate these impacts, including limitations of the use of the coastal access.

The proposed project does not conflict with the regulations stated in the CZLUO because improvements are limited to trail widening, installation of additional boardwalks to minimize direct disturbance to wetland areas and sensitive vegetation, and the replacement of bridge structures over stormwater gullies. The trail is located the maximum extent feasible from the bluff edge and ACOE wetland areas, while maintaining the purpose of the trail as a “bluff trail”, and meeting rural ADA guidelines. In addition, implementation of the mitigation measures recommended in this document, including the presence of a monitor, pre-construction training sessions, installation of protection fencing, acquisition of required permits from affected resource agencies, and implementation of a Habitat Mitigation and Monitoring Plan would reduce the effects of the proposed trail on identified sensitive resource areas.

The project site is located within the Coastal Zone, and is subject to the policies of the San Luis Obispo Coastal Plan Policies (June 2004). The Coastal Plan is implemented by the regulations of the County CZLUO, as discussed above. Policies applicable to biological resources are summarized below.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### *POLICIES FOR ENVIRONMENTALLY SENSITIVE HABITATS*

##### *Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats*

*New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.*

##### *Policy 2: Permit Requirement*

*As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate) and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.*

##### *Policy 5: Protection of Environmentally Sensitive Habitats*

*Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.*

##### *Policy 14: Adjacent Development*

*Development adjacent to coastal wetlands shall be sited and designed to prevent significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.*

##### *Policy 15: Wetland Buffer*

*In new development, a buffer strip shall be required and maintained in natural condition along the periphery of all wetlands. This shall be a minimum of 100 feet in width measured from the upland extent of the wetland...*

##### *Policy 18: Coastal Streams and Riparian Vegetation*

*Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.*

Wetlands, coastal streams, and adjacent riparian areas are considered environmentally sensitive habitat areas (ESHAs) by the California Coastal Commission, and are granted special protection under the Streams and Riparian Vegetation (SRV) and Wetland (W) designation by the County's Local Coastal Plan. The coastal bluff and marine area below are within a Sensitive Resource Area (SRA) designation, but not within an ESHA, W, or SRV designation. The existing trail traverses wetlands.

Project components proposed within the wetland area would be limited to the widening of an existing compacted dirt trail, the replacement and placement of raised boardwalks, and the replacement of two pedestrian bridges. To restrict the use of equipment and unnecessary disturbance within wetland areas, the CCSO has agreed to install temporary protective construction fencing along the trail alignment. No equipment or storage shall be allowed outside of the fencing. In addition, implementation of the mitigation measures recommended in this document, including the presence of a monitor, pre-construction training sessions, and implementation of a Habitat Mitigation and Monitoring Plan would reduce the effects of the proposed trail on identified sensitive resource areas.

- d) Refer to a) above.
- e) Implementation of the proposed project would not conflict with the provisions of any adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.
- f) Refer to b) and c) above. Based on the *Wetland Assessment*, approximately 21,341 ft<sup>2</sup> (0.49 acre) of jurisdictional Army Corps of Engineers (ACOE) wetlands are present within the five drainages, including adjacent ACOE wetlands near the



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two southernmost drainages. A total of 611 ft<sup>2</sup> (0.01 acre) of jurisdictional ACOE other waters were identified within sections of the two northernmost drainages. No isolated ACOE wetlands were identified in the vicinity of the project site. Proposed improvements would avoid all direct impacts to ACOE wetlands.

### CONCLUSION

The project is proposed along the bluff of the West Ranch, and the existing trail traverses five drainages and wetland areas. Several sensitive plant and wildlife species may exist within the project boundaries including: Cambria morning glory, compact cobwebby thistle, hickman's onion, San Luis Obispo sedge, San Simeon baccharis, adobe sanicle, Obispo Indian paintbrush, silvery legless lizard, California brown pelican, Northern harrier, burrowing owl, loggerhead shrike, and California horned lark. Impacts to sensitive wetland areas and identified sensitive species would be mitigated to a level of insignificance by the mitigation measures presented in the above Evaluation section. These measures include the presence of a biological monitor, pre-construction species surveys, delineation of the area of disturbance, and restoration activities. Based on the discussion above and implementation of all recommended mitigation measures, all on-site, off-site, direct, in-direct, and cumulative biological resources impacts associated with the proposed project are less than significant.

### 5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historic resource? (See CEQA Guidelines 15064.5)	6, 11		X		
b) Cause a substantial adverse change in the significance of an archeological resource? (See CEQA Guidelines 15064.5)	6, 11		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	6, 11		X		

### EVALUATION

- a) The project site is located within the prehistoric territory of the Obispeno Chumash and historic settlers. A *Cultural Resources Survey* (C.A. Singer and Associates, Inc.; February 8, 1995) was prepared for the East-West Ranch. Three historic sites are present on the West Ranch. Historic sites include houses, barns, sheds, a creamery, water works, historic structures, and the remains of a Chinese seaweed and abalone farm. There is no visible evidence left of the historic seaweed and abalone farm. The existing trail and proposed improvements are not located in the immediate vicinity of any structural resources, however the existing trail alignment is located in the immediate vicinity of the historic seaweed and abalone farm, which has degraded over time.

#### Impact

The existing trail traverses one historical site along the western bluff. Proposed improvements including trail widening and the construction of boardwalks may result in further impacts to the historic site.

#### Mitigation Measure

- CR-1 Prior to issuance of construction permits from the County of San Luis Obispo, the CCSD shall retain an archaeological and historical monitor. The monitor shall be present during all initial ground disturbing activities within 150 feet of identified archaeological and historical resources. The monitor shall prepare daily monitoring reports for submittal to the CCSD on a weekly basis. The monitor shall prepare a final monitoring report immediately following the completion of the project and monitoring activities for submittal to both the CCSD and County of San Luis Obispo.
- b) The project site is located within the prehistoric territory of the Obispeno Chumash. The cultural resources survey documented the presence of twelve prehistoric sites on the West Ranch (C.A. Singer and Associates, Inc.; February 8, 1995). Prehistoric sites include middens, rock ovens, seep springs, bedrock mortars, and small work areas. Two prehistoric sites are located in the immediate vicinity of the existing trail alignment, including the site described above.



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In addition to the remains of the Chinese seaweed and abalone farm, these sites contain rock-lined cooking ovens, midden deposits, and bedrock mortars. These sites have been damaged by ground squirrels, erosion, looters, and pedestrians.

#### Impact

The existing trail traverses two archaeological sites along the western bluff. Proposed improvements including trail widening and the construction of boardwalks and bridges may result in further impacts to these two areas. The documented rock-lined cooking ovens and bedrock mortars would not be removed, altered, or degraded by proposed trail improvements, and trail widening would occur within previously disturbed areas. Altered trail alignments would occur outside of identified archaeological sites. Although the existing sites are generally disturbed, additional improvements may result in further impacts to archaeological deposits.

#### Mitigation Measure

Implement CR-1 and the measure below:

CR-2 In the event significant archaeological or historical resources are unearthed or discovered during any construction activities, the following standards apply:

- a) Construction activities shall cease, and the CCSO and County of San Luis Obispo shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSO and County of San Luis Obispo so that proper disposition may be accomplished.
- c) Proposed improvements to the existing trail would not result in significant grading below the surface, and would not likely impact significant paleontological resources.
- d) Refer to b) above.

#### CONCLUSION

Significant historical and cultural resources sites are present in the vicinity of the project area. A historic Chinese seaweed and abalone farm, rock ovens, mortars, and middens are present in the vicinity of the trail alignment. Based on the location of proposed improvements within previously disturbed areas and implementation monitoring activities conducted by a qualified historical and archaeological monitor, potential impacts to cultural resources would be insignificant. In the event cultural resources are discovered during grading or construction activities, the CCSO would stop activity and assess the incidentally discovered resource. Based on the discussion above and implementation of all recommended mitigation measures, all on-site, off-site, direct, in-direct, and cumulative cultural resources impacts associated with the proposed project are less than significant.

#### 6. ENERGY AND MINERAL RESOURCES. Would the project:

a) Conflict with adopted energy conservation plans?					X
b) Use non-renewable resources in a wasteful and inefficient manner?					X
c) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?					X

#### EVALUATION

The proposed project would not conflict with the any adopted energy conservation plans, nor would it cause wasteful use of non-renewable resources or deplete any known minerals. All on-site, off-site, direct, in-direct, and cumulative energy and mineral resources impacts associated with the proposed project would be insignificant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 7. GEOLOGY AND SOILS Would the project:

a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:	12, 13				
I. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?				X	
II. Strong seismic ground shaking?				X	
III. Seismic related ground-failure, including liquefaction?				X	
IV. Landslides or mudflows?				X	
b) Result in substantial soil erosion or the loss of topsoil?	2			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslides, lateral spreading, subsidence, liquefaction, or collapse?	14			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X	

### EVALUATION

This section was prepared based on information provided in the *San Luis Obispo County Safety Element* (December 1999), *East-West Ranch Resource Inventory and Constraints Report* (Rincon Consultants; January 2002), and *Geologic Hazards Report East-West Water Line* (Earth Systems Pacific; January 30, 2004). The water line is located east, and upslope from the existing bluff trail.

- a) I. The proposed project is not located in the Alquist-Priolo Earthquake Fault Zone, and there are no faults underlying the project area.

II. According to the *San Luis Obispo County Safety Element* (December 1999), *East-West Ranch Resource Inventory and Constraints Report* (Rincon Consultants; January 2002), and *Geologic Hazards Report East-West Water Line* (Earth Systems Pacific; January 30, 2004), the nearest active fault, the Hosgri-San Simeon fault line, is located approximately two miles west of the ranch. The proposed project consists of improvements to an existing trail, including widening, the construction of additional boardwalks, and the replacement of two pedestrian bridges. Based on the nature of the proposed project, significant impacts related to seismic activity would not result.

III. The proposed project is located within a low to moderate liquefaction potential area, as mapped by *Map 3 Liquefaction Hazards* in the *County of San Luis Obispo Safety Element*. The geologic hazards report states that the liquefaction potential within the area studied for the water line is low due to shallow sandstone bedrock underlying the site (Earth Systems Pacific; January 30, 2004).

IV. The proposed project is located within are with low potential for landslide hazards, as mapped by *Map 4 Landslide Hazards* in the *County of San Luis Obispo Safety Element*. The existing trail and future trail improvements are located on a gently sloping bluff terrace.

- b) The underlying soils in the project area are mapped by the Natural Resources Conservation Service (September 1984) as Briones-Pismo loamy sands and Concepcion loam. These soil types are moderately to excessively drained, and slightly to highly erodible. Several gullies of varying width and depth traverse, or are located in close proximity to the trail alignment. These gullies formed by stormwater traveling down the terrace, and eroding the soil where water flows down-gradient into the ocean. Proposed trail improvement activities are not likely to cause a significant amount of erosion, however, the concentration and flow of stormwater along the trail route would likely cause erosion. In addition, the bluff edge is eroding due to storm water runoff and wave activity. An erosion and sedimentation control plan and habitat restoration plan would be implemented, as discussed in Section 4 of this document (mitigation measures BR-4 and BR-





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11). Proposed drainage improvements would include drain dips, and energy dissipaters. The use drainage improvements would be monitored by the CCSD and/or conservation easement holder to ensure effectiveness. The continued use and improvement of the existing trail would not significantly exacerbate the natural erosion of the bluffs.

- c) Refer to a) and b) above. The proposed project is limited to improvements to an existing trail, which meanders along the bluff. The distance from the bluff edge varies from approximately 20 to 120 feet from the bluff edge. Proposed bridge abutments would be placed approximately five feet outside of the top of bank of identified drainages/gullies. Based on a supplemental bluff retreat report (Don Asquith; February 23, 2005), the bluff front generally consists of a section of bedrock composed of sandstone overlain by terrace deposits, including colluvium and sand. Based on the report, the rates of bluff retreat in the cove at the southerly end of the project, and south of the northerly of the two seasonal wetlands in this area, average approximately 20 feet per 100 years (0.2 ft/yr). The rates of retreat in the remainder of the project area are estimated to average approximately 10 feet per 100 years (0.1 ft/yr).

#### Impact

Based on these average rates, portions of the trail located within 20 feet of the bluff edge would erode into the ocean in approximately 100 years. The rate of erosion may increase based on abnormal, or increased storm activity, and the stability of the trail should be monitored. The existing trail (and proposed improvements) would not be permanent, and could be shifted east when the bluff erodes within 10 feet from the trail edge.

#### Mitigation Measure

GS-1 For the life of the project, the Cambria Community Services District (CCSD) and/or conservation easement holder for the East West Ranch shall monitor bluff erosion along the trail to ensure safety of trail users. At such time that the bluff erodes within 10 feet of the edge of the trail, or the bridge footings are compromised, the CCSD and/or conservation easement holder shall pursue a course of action to relocate portions of the trail and bridge structures to maximize public safety.

- d) There is no evidence of expansive soils along the trail alignment. In addition, no permanent structures are proposed, therefore any potential impacts to life or property would be insignificant.

#### CONCLUSION

Based on the above discussion, potential geology and soils impacts would be less than significant. The proposed plans include methods to dissipate surface water flow off the trail during storm events, which will minimize the potential for concentrated flow and exacerbated gully erosion. In addition, bluff erosion would be monitored to ensure that public safety is not compromised by use of the trail.

#### **8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

a) Create a significant hazard to the public or the environment through the routine use, transport or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
d) Expose people or structures to existing sources of hazardous emissions or hazardous or acutely hazardous materials, substances, or waste?				X	
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section				X	



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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65962.5 and, as a result, it would create a significant hazard to the public or the environment?					
f) For a project located within an airport land use plan, or within two miles of a public airport, would the project result in a safety hazard for the people residing or working in the project area?				X	
g) Impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan?				X	
h) Expose people or structures to a significant risk of loss, injury, or death, involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?				X	

### EVALUATION

- The construction of proposed trail improvements and the continued use of the existing trail would not require the use, transport, or disposal of hazardous materials.
- Refer to a) above. In addition, the trail alignment is not located within an area of known hazardous material contamination, or naturally occurring asbestos.
- Refer to a) and b) above.
- Refer to a) and b) above.
- Refer to b) above.
- The trail alignment is not located within the boundaries of an airport land use plan, or within two miles of any public or private airport.
- The proposed improvements would be constructed within the general alignment of an existing trail, and would not impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan.
- The proposed improvements would be constructed within the general alignment of an existing trail. Additional boardwalk sections would be constructed over wetland areas prone to wetness. The proposed project was referred to the CCSF Fire District for review. The Fire Chief responded with concerns regarding the potential for accidental fires igniting the boardwalk material during the summer months when the ground and underlying vegetation is dry and flammable (Bob Putney; February 15, 2005). The boardwalk would be constructed of fire resistant material such as TREX, which would minimize the potential for accidental fires. In addition, signage would be posted at each trailhead notifying users to be cautious regarding the use of potential fire igniters, including candles and cigarettes.

### CONCLUSION

The construction and continued operation of the bluff trail would not require the use, storage, transport, or disturbance of hazardous materials. The use of fire resistant materials, and the posting of fire safety signage would minimize the potential for increased fire hazards due to the addition of boardwalk materials. No additional mitigation measures are required.

### 9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?			X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local				X	



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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groundwater table level (eg. The production rate of preexisting nearby wells would drop to a level which would not support existing land uses for which permits have been granted)?					
c) Create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff.				X	
d) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation onsite or offsite?			X		
e) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial flooding onsite or offsite?				X	
f) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	6			X	
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	6			X	
h) Otherwise substantially degrade water quality?			X		

### EVALUATION

- a) Ground disturbing activities including trail widening, installation of additional boardwalks, and the construction of new footings for bridge replacement in the vicinity of ocean bluffs and drainage gullies would potentially result in the discharge of sediment into surface waters, including the Pacific Ocean and intermittent storm water flows.

#### Impact

The discharge of sediment into surface water bodies may potentially occur during trail improvement activities.

#### Mitigation

Implement BR-2 and 4, which require the placement of protection fencing to minimize impacts, and the submittal and implementation of a sedimentation and erosion control plan.

- b) The proposed project consists of improvements to an existing trail and would not require the use of groundwater resources, or interfere with aquifer recharge.
- c) The proposed project consists of improvements to an existing trail, and would not create or contribute to runoff water nor provide substantial addition sources of polluted runoff.
- d) Proposed improvements would generally be located within the existing trail alignment, and would not significantly alter drainage patterns or cause a substantial amount of erosion. Implementation of an erosion and sedimentation control plan would stabilize affected soils.
- e) Proposed improvements would generally be located within the existing trail alignment, and would not significantly interfere with historic drainage flow rates and directions or cause flooding. Proposed boardwalks would be raised, to allow storm water flow to drain to the ocean.
- f) The proposed project does not include the construction of housing.
- g) Based on the *Resource Inventory and Constraints Report*, portions of the existing trail are located within the 100-year FEMA flood zone associated with the Pacific Ocean. Improvements to the existing trail would include additional boardwalks and the replacement of pedestrian bridges over erosional gullies. These structures would not impede or redirect flood waters during major storm events.



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h) Refer to a) above.

### **CONCLUSION**

Implementation of proposed trail improvements may result in degraded water quality due to sediment discharges. Erosion and sediment discharge would be minimized by the implementation of an erosion and sedimentation control plan, and monitoring by CCSD staff during the lifetime of the trail. Based on the discussion above and implementation of all recommended mitigation measures, all on-site, off-site, direct, in-direct, and cumulative hydrology and water quality impacts associated with the proposed project are less than significant.

### **10. LAND USE AND PLANNING - Would the project:**

a) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X	
b) Physically divide an established community?				X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plans?				X	

### **EVALUATION**

- a) The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., North Coast Area Plan and Local Coastal Plan, San Luis Obispo County Coastal Zone Land Use Ordinance, and Coastal Policies). The project was found to be consistent with these documents. Referrals were sent to several agencies and advisory groups to review for various policy consistencies including the San Luis Obispo County Planning and Building Department, San Luis Obispo County Parks and Recreation Division, Cambria Fire Department, North Coast SWAP, California Department of Fish and Game, California Coastal Commission, Regional Water Quality Control Board, California Coastal Conservancy, American Land Conservancy, San Luis Obispo County Chumash Council, and the Native American Heritage Commission. These agencies did not indicate any inconsistencies with existing policies or plans. The applicant will obtain all required permits and approvals from the County of San Luis Obispo prior to construction or operation. No land use or planning conflicts are anticipated to occur as a result of the proposed project.
- b) The proposed improvements would enhance public safety, minimize erosion, and increase the accessibility of the trail to persons with disabilities, and would not divide the community of Cambria. In addition, by raising the boardwalks, the quality of the wetland areas would improve.
- c) The proposed project will not directly or indirectly conflict with any habitat or natural community conservation plans.

### **CONCLUSION**

Based on the discussion above, all on-site, off-site, direct, in-direct, and cumulative impacts associated with the proposed project are less than significant.

### **11. NOISE. Would the project result in:**

a) Exposure of people to or generation of "unacceptable" noise levels as defined by the San Luis Obispo General Plan Noise Element, or general noise levels in excess of standards established in the Noise Ordinance?				X	
b) A substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
c) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	
d) For a project located within an airport land use plan, or within					X



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two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

### EVALUATION

- a) The existing trail is located along the bluffs of West Ranch, and is not located near any major transportation corridors or sources of stationary noise. The trail is bordered to the north and south by residential neighborhoods. Use of the trail is, and would continue to be, limited to passive recreation, and would not generate significant levels of noise, or increase the ambient noise level in the area.
- b) Refer to a) above. Proposed activities associated with the construction of additional boardwalk structures and the replacement of pedestrian bridges would not result a substantial temporary increase in ambient noise levels.
- c) Proposed construction activities would not include jackhammering, or any other activity that would cause significant groundborne vibration or noise levels.
- d) The project site is not located within two miles of an airport.

### CONCLUSION

Based on the location and nature of the proposed project, significant noise impacts would not occur and no mitigation measures are necessary.

### **12. POPULATION AND HOUSING. Would the project:**

- a) Induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere?

X

X

### EVALUATION

The proposed project involves the improvement of an existing trail, and would not induce substantial population growth in the community of Cambria or San Luis Obispo County directly or indirectly. The proposed project would not displace existing housing or people.

### **13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision, or need, of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Roads and other transportation infrastructure?
- f) Other public facilities?

X

X

X

X

X

X

### EVALUATION

The proposed project would be limited to improvements to an existing trail, and would not result in the need for additional public services or significantly impact the performance objectives of public service departments and agencies.



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**14. RECREATION. Would the project:**

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X	

**EVALUATION**

- a) The intent of the proposed project is to minimize erosion, enhance safety, and provide greater access for the disabled. The trail will be constructed by the CCSO and ultimately maintained by the North Coast Small Wilderness Area Preservation (NCSWAP) to prevent degradation due to increased use and natural conditions.
- b) Refer to a) above. This document assesses the potential environmental impacts resulting from the proposed project, and where applicable, lists mitigation measures to reduce such impacts to less than significant.

**CONCLUSION**

Based on the above discussion, the proposed project would enhance recreational opportunities in the Cambria area, and would not result in any adverse, significant, environmental impacts.

**15. TRANSPORTATION/TRAFFIC. Would the project:**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?				X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?				X	
c) Substantially increase hazards due to design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X	
d) Result in inadequate emergency access?				X	
e) Result in inadequate parking capacity onsite or offsite?				X	
f) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X	
g) Conflict with the with San Luis Obispo County Airport Land Use Plan resulting in substantial safety risks from hazards, noise, or a change in air traffic patterns?					X

**EVALUATION**

- a) The existing bluff trail is currently accessed from Windsor Boulevard, at both the northern and southern trailheads. The local road system in the Park Hill neighborhood to the north and Marine Terrace neighborhood to the south connect with Highway 1, which borders West Ranch to the east. There are two small parking areas at each trailhead at the terminus of Windsor Boulevard. The proposed project is limited to improvements to the existing trail, and would not cause a substantial increase in the number of traffic trips currently generated by the existing trail.
- b) Refer to a) above. Implementation of the proposed project would not reduce the level of service on the local road system north and south of the West Ranch, or Highway 1.
- c) The proposed project does not include any hazardous design features. Use of the trail would be limited to passive recreation. Bicycles or motorized vehicles would not be permitted (with the exception of emergency vehicles and motorized wheelchairs).



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Proposed improvements to the bluff trail not impair emergency access routes, or result in inadequate emergency access.
- e) There is an existing unpaved parking area at the southern trailhead, near the terminus of Windsor Boulevard. This existing parking area includes one paved handicapped parking space. The trail is accessible from the local road system, and does not require large parking areas.
- f) The proposed project does not conflict with any adopted alternative transportation policies.
- g) The proposed project site is not located in the vicinity of an airport, and is not located within the jurisdiction of the San Luis Obispo County Airport Land Use Plan.

### CONCLUSION

Based on the above discussion, implementation of the proposed improvements would not generate a significant amount of additional traffic trips, or result in the need for additional parking beyond what is currently available and proposed. No significant transportation or traffic impacts were identified, and no mitigation measures are necessary.

### 16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
b) Require or result in the construction or expansion of new water treatment, wastewater treatment, or storm drainage facilities, the construction of which could cause significant environmental effects?					X
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?					X
d) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand and addition to the provider's existing commitment?					X
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
f) Comply with federal, state, and local statutes and regulations related to solid waste?					X

### EVALUATION

Implementation of the proposed project would not result in the generation of waste or wastewater or affect wastewater facilities and solid waste capacity.

### 17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		
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Refer to Section 4 (Biological Resources) and Section 9 (Hydrology and Water Quality) for discussion and mitigation measures.





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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)			X		
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The proposed project would result in potentially significant, but mitigable, impacts to biological resources and water quality. Refer to Sections 4 (Biological Resources) and 9 (Hydrology and Water Quality) for an evaluation of these impacts and mitigation measures.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
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Implementation of the proposed project would not result in any substantial adverse effects on human beings.

18. SOURCE REFERENCES	
1.	California Department of Conservation. 2000. <i>San Luis Obispo County Important Farmland Map</i> .
2.	Natural Resources Conservation Service. September 1984. <i>Soil Survey of San Luis Obispo County, California</i> .
3.	County of San Luis Obispo. November 7, 2002. <i>North Coast Land Use Element and Local Coastal Plan</i> .
4.	San Luis Obispo County APCD. April 2003. <i>CEQA Air Quality Handbook</i> .
5.	San Luis Obispo County APCD. December 2001. <i>Clean Air Plan</i> .
6.	Rincon Consultants, Inc. January 2002. <i>Resource Inventory and Constraints Report</i> .
7.	California Department of Fish and Game. 2004. <i>California Natural Diversity Database</i> .
8.	Morro Group, Inc. February 2005. <i>Wetland Assessment</i> .
9.	San Luis Obispo County. June 2004. <i>Coastal Zone Land Use Ordinance</i> .
10.	San Luis Obispo County. June 2004. <i>Coastal Plan Policies</i> .
11.	C.A. Singer and Associates, Inc. February 8, 1995. <i>Cultural Resources Survey</i> .
12.	San Luis Obispo County. December 1999. <i>San Luis Obispo County Safety Element</i> .
13.	Earth Systems Pacific. January 30, 2004. <i>Geologic Hazards Report East-West Water Line</i> .
14.	Don Asquith, PhD. February 23, 2005. <i>Draft Review of Bluff Retreat</i> .





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## East West Ranch Bluff Trail Project Components

Component	Existing	Proposed	Change
Length	4,675 feet	4,675 feet	No change
Width	Two to four feet	Six feet	(+) Two to four feet
Area	18,700 square feet <sup>1</sup>	28,050 square feet <sup>2</sup>	(+) 9,350 square feet
Compacted Sand	4,390 feet	2795 feet	(-) 1,595 feet
Boardwalks	230 feet	1825 feet	(+) 1,595 feet
Bridge (Drainage 2)	25 feet (length)	25 feet (length)	Replacement
Bridge (Drainage 5)	30 feet (length)	30 feet (length)	Replacement
Benches/Turnouts (to remain)	Two	Two	No change
Parking	Turn-outs (Windsor)	Turn-outs (Windsor)	No change

<sup>1</sup> Assuming four feet width

<sup>2</sup> Assuming six feet width



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EXHIBIT A

East West Ranch Bluff Trail  
Mitigation Monitoring Program

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<b>BIOLOGICAL RESOURCES</b>					
BR/mm-1	<p>Retain a qualified botanist to conduct floristic surveys for Cambria morning glory, compact cobwebby thistle, hickman's onion, San Luis Obispo sedge, San Simeon baccharis, adobe sanicle, and Obispo Indian paintbrush. The survey shall be conducted during the blooming season for these species (February through April and April through June). If no special-status plant species are observed, the biologist or botanist shall submit a brief report of "No Finding" to the CCSD and County of San Luis Obispo.</p> <p>If special-status plant species are observed during the survey, the approved biologist or botanist shall submit a survey report to the CCSD, California Department of Fish and Game, and County of San Luis Obispo identifying the location and number of observed species on a site plan. The applicant shall realign the trail where feasible to avoid all identified special-status plant species. The applicant shall also submit a mitigation monitoring plan prepared by a County qualified biologist or botanist for the review and approval of the CCSD, California Department of Fish and Game, and County of San Luis Obispo. The mitigation monitoring plan</p>	<p>Retain botanist to conduct in-season floristic surveys and submit survey results to affected agencies. Submit and implement special-status species habitat mitigation monitoring plan, if required.</p>	Cambria CSD, County of SLO	Survey results submitted to affected agencies. Mitigation monitoring plan submitted to affected agencies, if required.	Prior to issuance of construction permit.



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Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>shall focus on the species identified in the surveys, and shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> <li>a) Protection and avoidance of identified special-status plant species.</li> <li>b) If take of special-status plants occur because the trail cannot be realigned, the plan shall include mitigation measures as follows:               <ul style="list-style-type: none"> <li>1) Identified areas on the project parcel for habitat restoration and revegetation at a ratio determined by the CCSD, California Department of Fish and Game, and County;</li> <li>2) Methods and scheduling for restoration and revegetation measures including success criteria;</li> <li>3) Methods and scheduling for at least three years of biological monitoring, and;</li> <li>4) The first report shall be submitted to the CCSD and County one year after the initial planting and thereafter on an annual basis until the success criteria in the approved plan have been achieved or the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established or if it is determined that the plan cannot be successfully achieved, an alternate Adaptive Management plan is approved by the CCSD and County and the new success criteria are achieved.</li> </ul> </li> </ul>				
BR/mm-2	<p>The project site shall be clearly flagged or fenced. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid and discourage unnecessary damage to sensitive habitats within and near the project site. All activities shall be</p>	Flag project areas and limit disturbance to designated areas.	Cambria CSD.	The retained biological monitor shall verify compliance with required measure.	Prior to site disturbance.



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Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	limited to areas approved for trail improvements. Equipment and storage of materials shall not be permitted outside of areas proposed for disturbance.				
BR/mm-3	The CCSD shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies, including the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board (RWQCB), if required.	Obtain and submit permits, if required.	Cambria CSD, County of SLO.	Documentation prior to County permit issuance.	Prior to issuance of construction permits
BR/mm-4	The CCSD shall submit a sedimentation and erosion control plan, which shall include both temporary and permanent measures to stabilize disturbed soils during and following improvement activities. The plan shall include the placement of silt fencing, fiber rolls, or a similar approved method outside of the banks of gullies to prevent disturbed soils from entering gullies, wetlands, and sources of surface water.	Submit and implement plan.	Cambria CSD, County of SLO.	Documentation prior to County permit issuance. The retained biological monitor or County Staff shall verify compliance with required measures.	Prior to issuance of construction permits.
BR/mm-5	The CCSD shall retain an agency-approved biological monitor to ensure compliance with conditions of approval within the project environmental document. Monitoring shall be at a frequency and duration determined by the CCSD in consultation with affected agencies.	Retain biological monitor.	Cambria CSD.	Submittal of weekly monitoring reports, and one monitoring completion report.	Prior to issuance of construction permits, throughout construction.
BR/mm-6	The retained qualified biological monitor shall be present to ensure that all practicable measures are employed to avoid incidental disturbance of sensitive habitats and disturbance to special-status species. In addition, the biological monitor shall be contacted immediately if any listed species are observed near or within the trail alignment. The retained biological monitor shall coordinate with state and federal agencies, the	Communicate with retained monitor.	Cambria CSD, and retained monitor.	Documentation in monitoring reports.	During construction.



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Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	CCSD and the construction contractor to ensure compliance with biological mitigation requirements.				
BR/mm-7	The retained qualified biological monitor shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the special-status species potentially present within the project site and their habitat, the importance of the species and its habitat, and the general measures that are being implemented to protect biological resources.	Arrange training day with retained monitor.	Cambria CSD and retained monitor.	Documentation in monitoring reports.	Prior to site disturbance.
BR/mm-8	The retained qualified biological monitor shall conduct a preconstruction survey for sensitive wildlife. The results of the surveys shall be documented, and if any species are observed, the reports shall be submitted to the affected resource agencies. Appropriate buffers shall be established around the observed species, and the monitor has the authority to re-direct work away from the species until the monitor determines that trail improvement activities would not harm or disrupt the species.	Comply with required measure and recommendations.	Cambria CSD and retained monitor.	Documentation in monitoring reports.	Prior to initiation of each phase of trail improvements.
BR/mm-9	A qualified biologist shall conduct pre-construction surveys for nesting bird species within 100 feet of proposed trail improvements. If active nests are observed, the CCSD shall either 1) wait for such nesting birds to fledge and leave the project site, or 2) consult with the appropriate resource agency and secure impact authorization, prior to site disturbance.	Comply with required measure and recommendations.	Cambria CSD and retained monitor.	Documentation in monitoring reports.	Prior to initiation of each phase of trail improvements.
BR/mm-10	During removal of existing bridge supports, the supports shall be severed and/or lifted to avoid disturbance to the drainages. No soil,	Comply with required measure and recommendations.	Cambria CSD and retained monitor.	Documentation in monitoring reports.	During construction.



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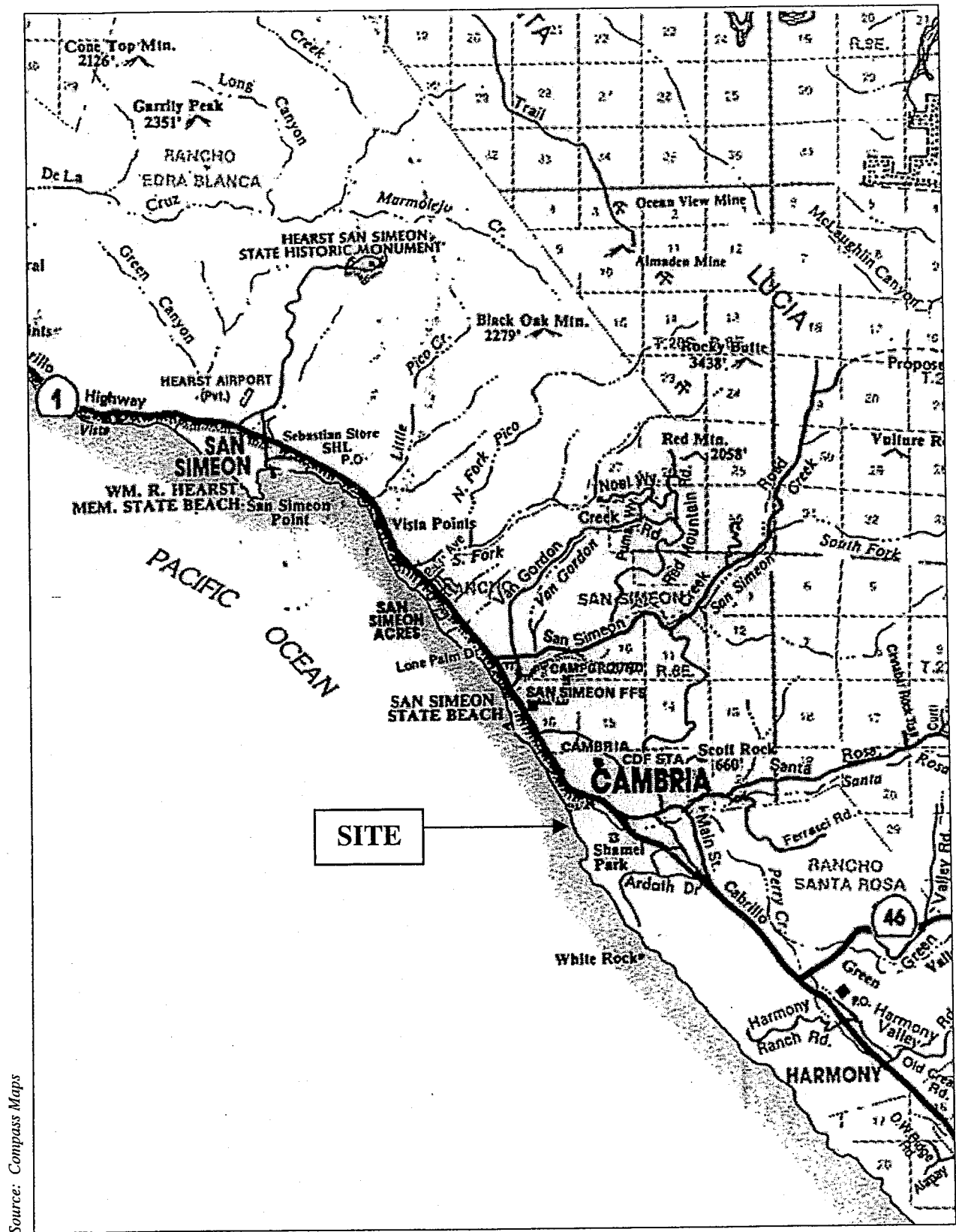
Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	vegetation, or materials shall be permitted within the drainages or on the top of banks. Removal and replacement of existing bridges shall not include any damming, dewatering of the drainage, or placement of any soil or materials (including both temporary and permanent disturbance) within the drainages and top of bank. All new bridges shall span the drainages, and all support structures shall be located outside of the drainages and top of bank.				
BR/mm-11	The CCSD shall submit a Habitat Mitigation and Monitoring Plan to the County of San Luis Obispo. The plan shall include measures for the restoration of wetland areas disturbed by construction, which shall be restored as required by the County of San Luis Obispo and the California Coastal Commission. A compatible native seed mix and cuttings of "in-kind" species shall be used for revegetation, unless otherwise determined by the resource agencies.	Submit and implement required plan.	Cambria CSD and County of SLO.	Required plan to be approved prior to permit issuance.	Prior to issuance of construction permits from the County of San Luis Obispo for the bridge crossing improvements and boardwalks within wetland areas.
<b>CULTURAL RESOURCES</b>					
CR/mm-1	The CCSD shall retain an archaeological and historical monitor. The monitor shall be present during all initial ground disturbing activities within 150 feet of identified archaeological and historical resources. The monitor shall prepare daily monitoring reports for submittal to the CCSD on a weekly basis. The monitor shall prepare a final monitoring report immediately following the completion of the project and monitoring activities for submittal to both the CCSD and County of San Luis Obispo.	Retain cultural resources monitor. Submit monitoring reports.	Cambria CSD, County of SLO, and retained cultural resources monitor.	Submit evidence of retained monitor prior to permit issuance. Documentation of monitoring results in monitoring reports.	Prior to issuance of construction permits from the County of San Luis Obispo.
CR/mm-2	In the event significant archaeological or historical resources are unearthed or discovered	Comply with required measure.	Cambria CSD and cultural resources	Documentation in monitoring reports.	During construction.



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Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	during any construction activities, the following standards apply: a) Construction activities shall cease, and the CCSD and County of San Luis Obispo shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD and County of San Luis Obispo so that proper disposition may be accomplished.		monitor.		
<b>GEOLOGY AND SOILS</b>					
GS/mm-1	For the life of the project, the Cambria Community Services District (CCSD) and/or conservation easement holder for the East West Ranch shall monitor bluff erosion along the trail to ensure safety of trail users. At such time that the bluff erodes within 10 feet of the edge of the trail, or the bridge footings are compromised, the CCSD and/or conservation easement holder shall pursue a course of action to relocate portions of the trail and bridge structures to maximize public safety.	Monitor erosion and drainage along the bluff edge and within drainage gullies.	Cambria CSD and/or conservation easement holder.	Seasonal monitoring.	Throughout life of project.





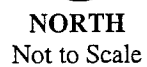
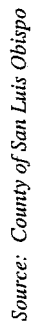
Source: Compass Maps



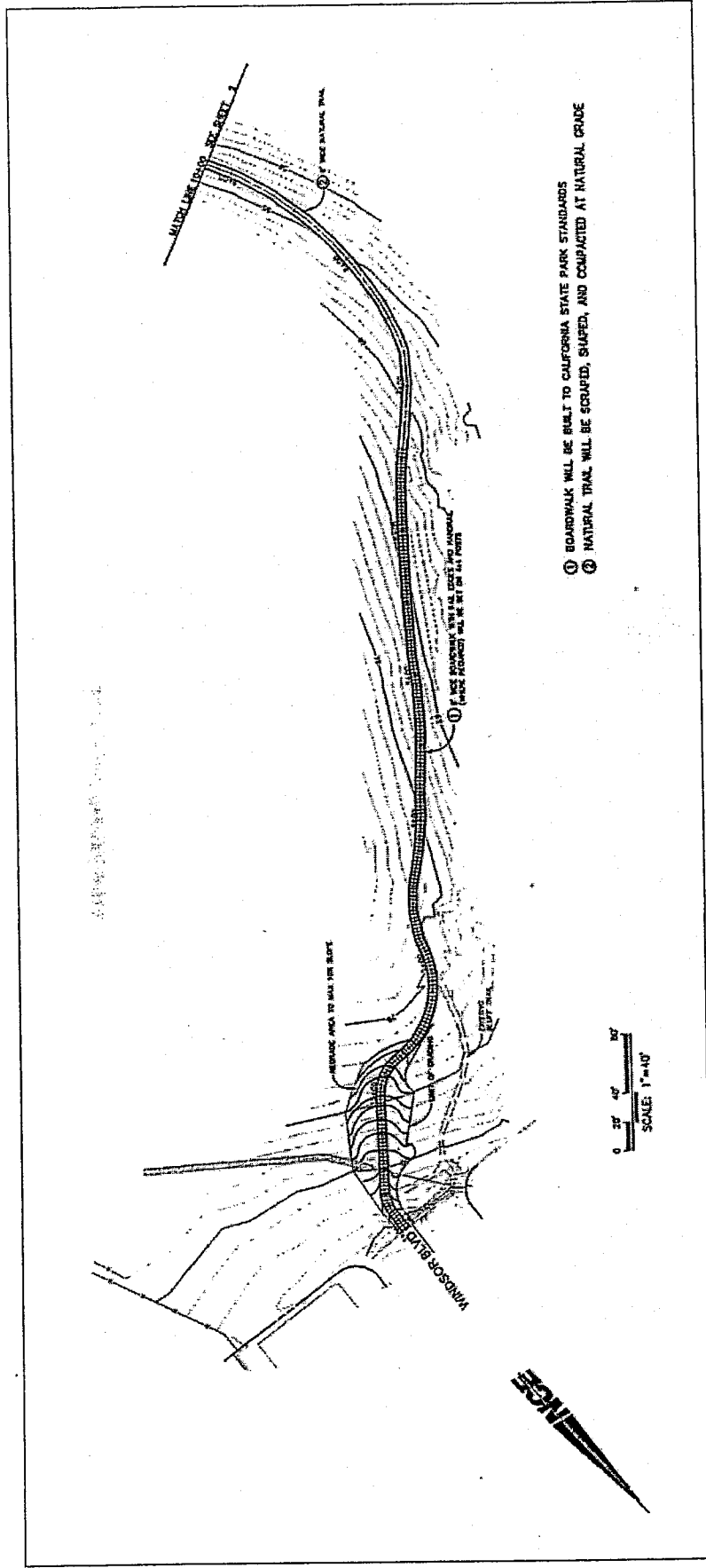
NORTH  
Not to Scale

VICINITY MAP  
FIGURE 1



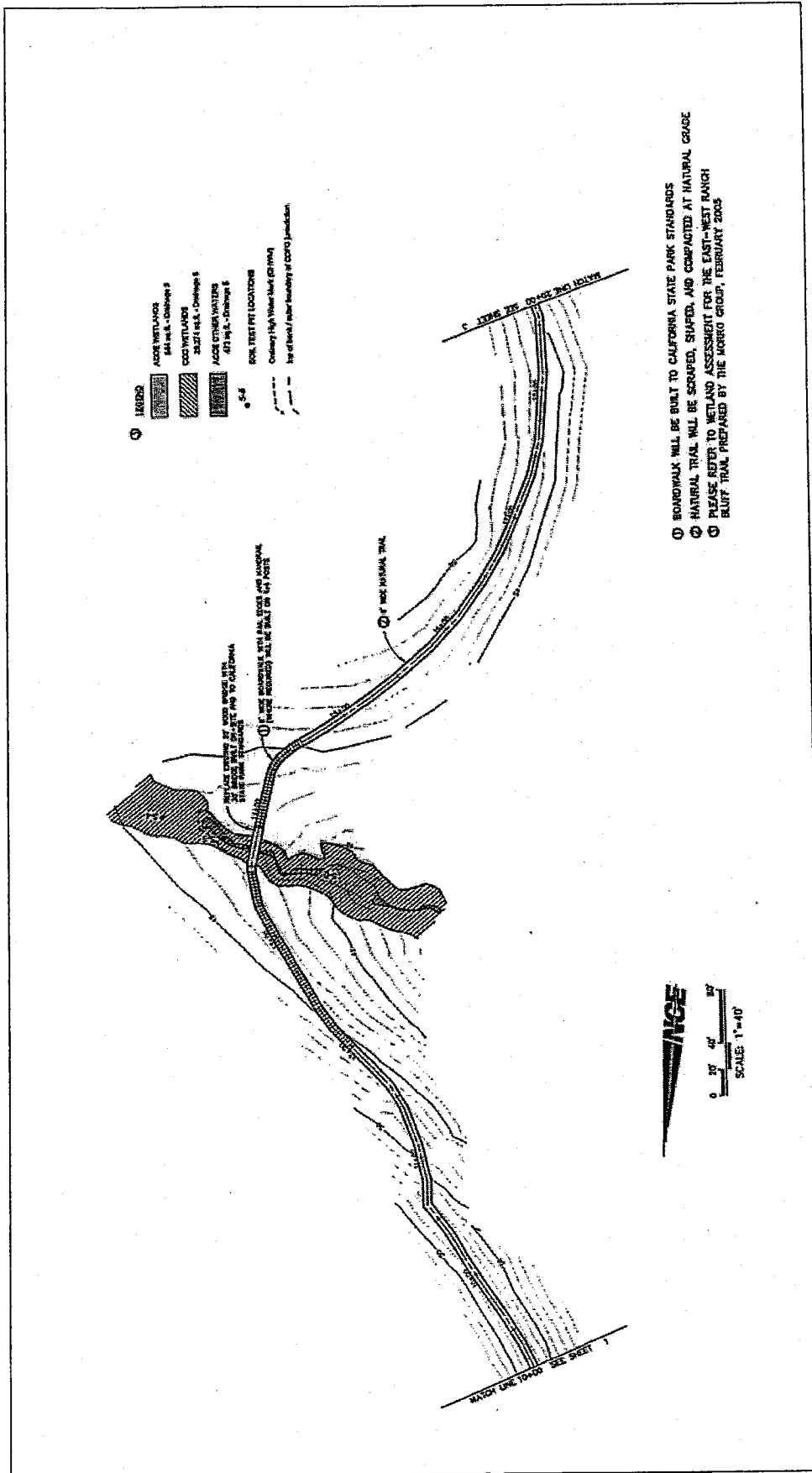


*Morro Group, Inc.*



SITE PLAN  
FIGURE 3

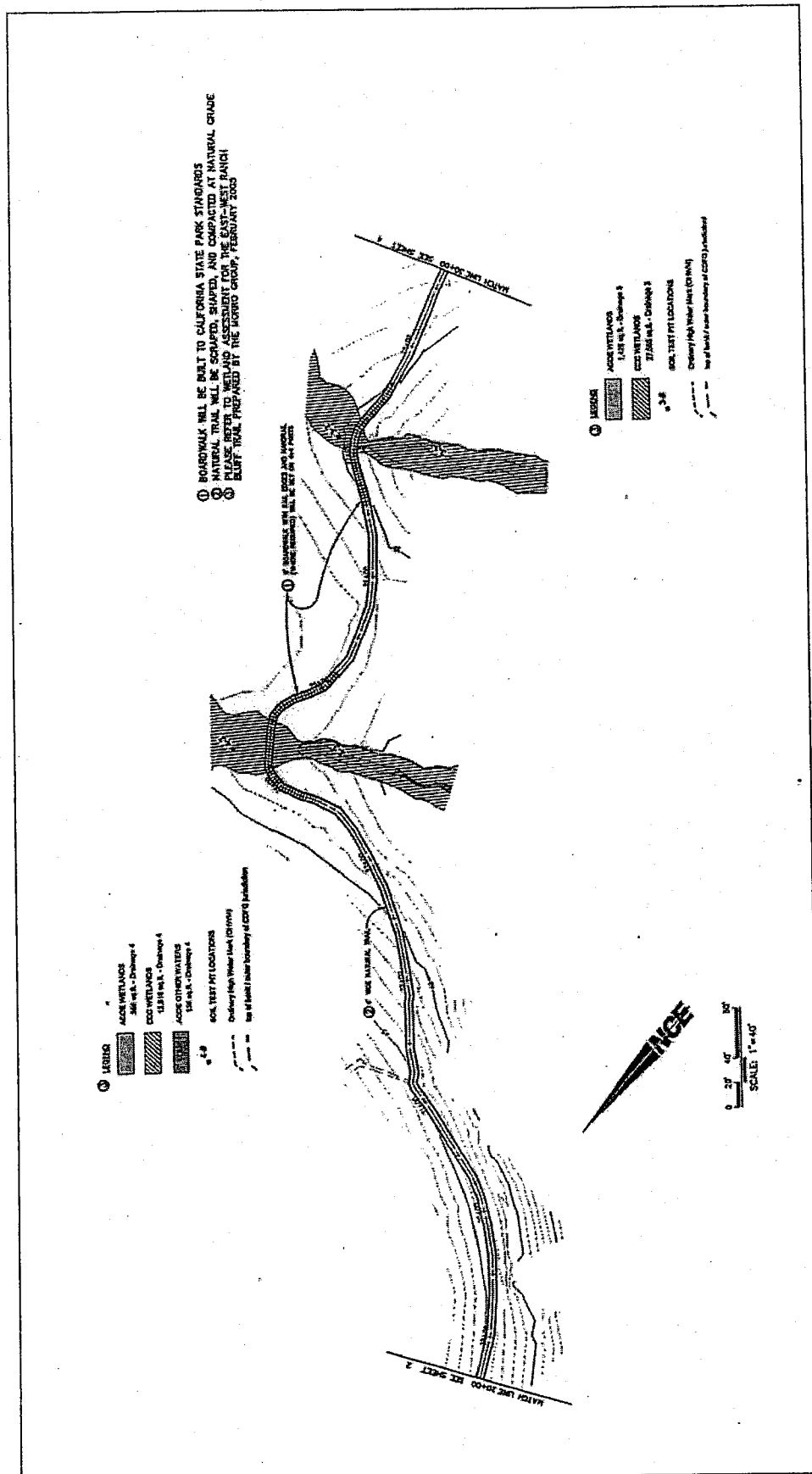
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Source: North Coast Engineering

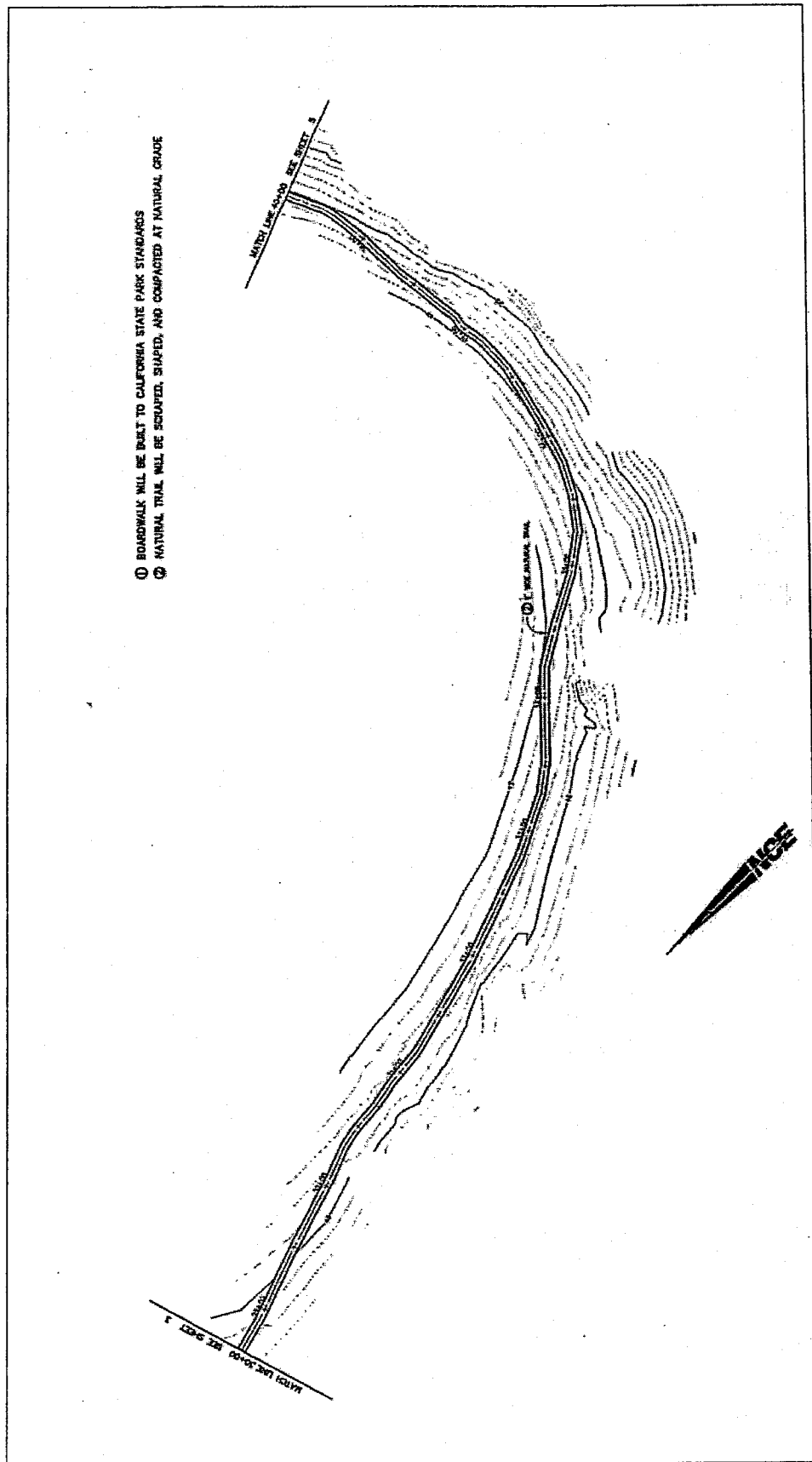
SITE PLAN  
FIGURE 4

Source: North Coast Engineering



**SITE PLAN**  
**FIGURE 5**

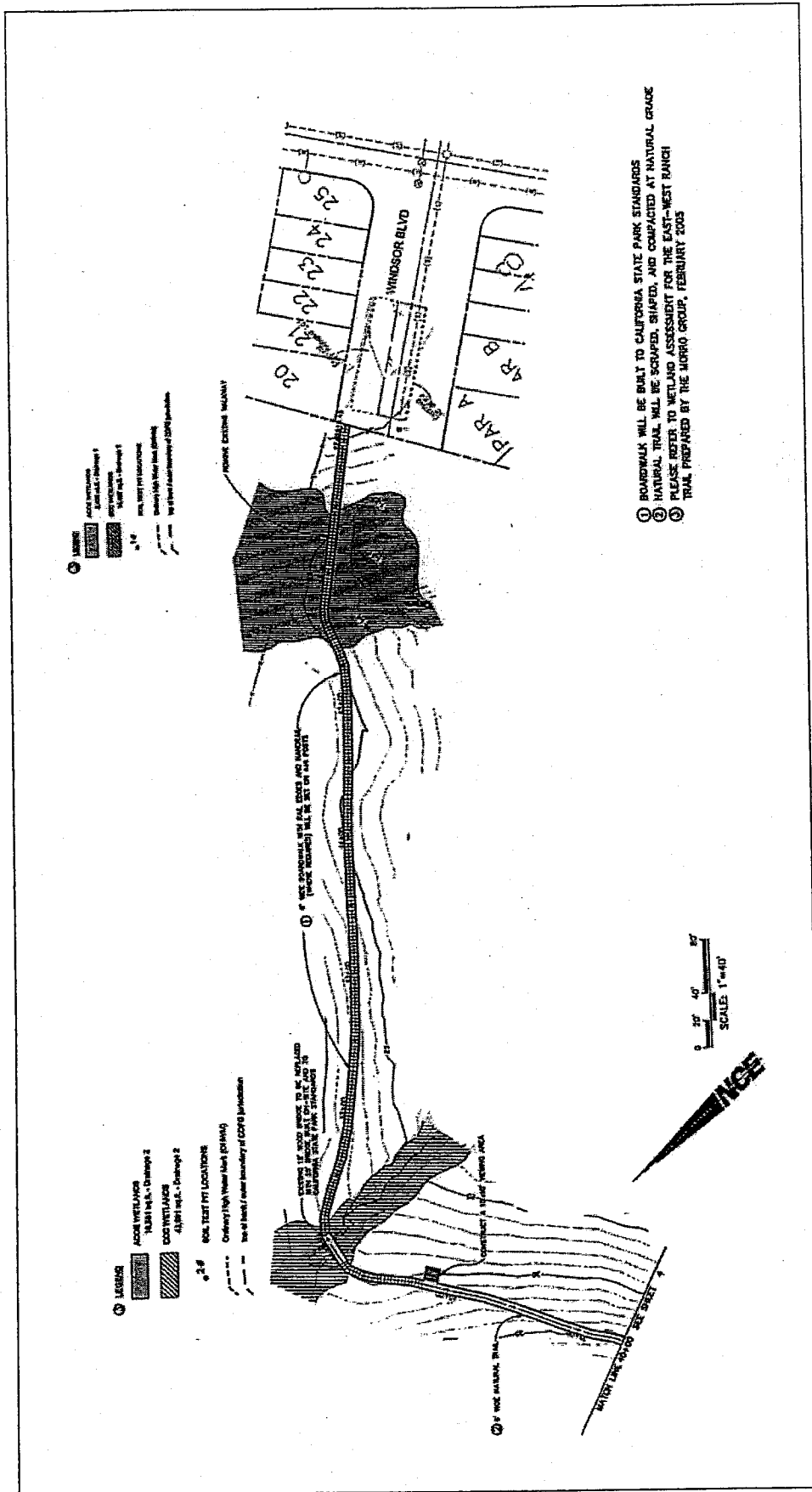
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Source: North Coast Engineering

SITE PLAN  
FIGURE 6

6-70



Source: North Coast Engineering

SITE PLAN  
FIGURE 7